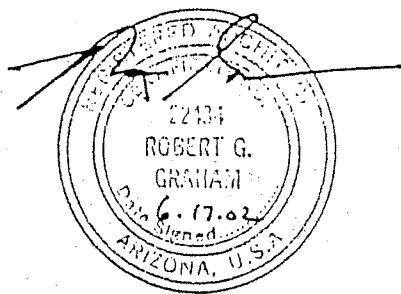


Historic Resources Survey of the  
**EVERGREEN ADDITION**  
Casa Grande, Arizona





# A Historic Resource Survey of **THE EVERGREEN ADDITION** Casa Grande, Arizona



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Project No. 1147  
February, 2002

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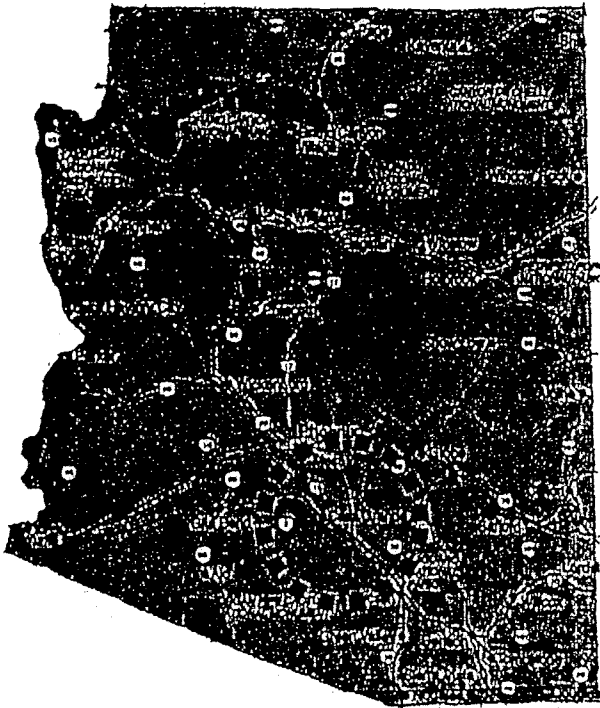


Figure 1 - Vicinity Map

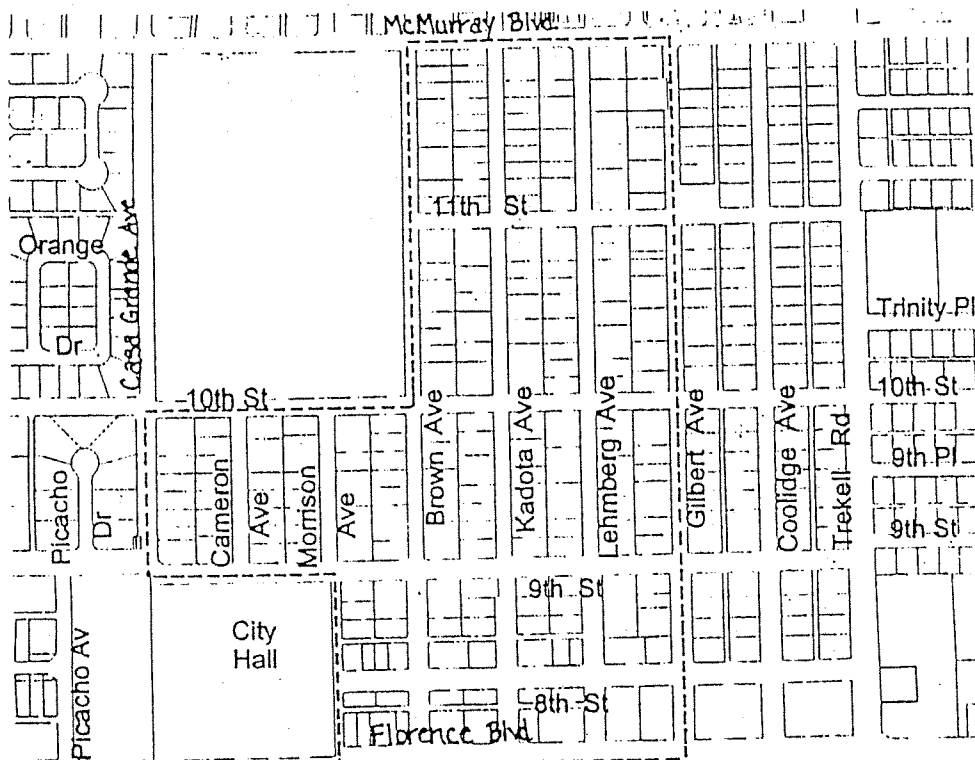


Figure 2 - Survey Area

# Introduction/Methodology

The City of Casa Grande has been the subject of several past studies, but none in recent years has attempted to document the full breadth of the historic resources of the Evergreen Addition. This study was initiated by the city in order to take the first steps toward such a full documentation and eventual listing of eligible properties in the National Register of Historic Places, and potential local historic designation.

## Methodology: Inventory

The project team consisted of an historical architect, historian, and two assistants working in cooperation with City of Casa Grande Planning and Development representatives, Planning Director Rick Miller and Planner Ya-chi Huang.

The survey area was identified by the City. Inventory numbers, addresses, and initial construction dates from county assessor's records were also provided by the City.

Field work for the survey was completed in October, 2001. During the survey, all properties within the selected area were documented. Historic Property Inventory Forms were prepared in conformance with current SHPO standards. Observations in the field were recorded on audiotape and later transcribed into a computerized form database. UTM readings were taken directly using a Global Positioning System (GPS) unit. Most properties were photographed with two black-and-white, 35mm exposures. Where possible, the photographs were taken from different angles. At least one photo was taken of obviously noncontributing properties.

The determination of age of each property was based primarily on Pinal County Assessor's records provided by the City of Casa Grande. Where historical research turned up more definitive dates, these were used. Where visual evaluation revealed that the County Assessor's data was likely in error, an approximate date of construction was es-

timated using architectural style, building materials, and condition as guides.

An analysis of the construction dates revealed that the neighborhood predominantly developed through 1967, establishing a period of significance of 1927-1967. If a given resource was found to date within this period, it was then examined in terms of historic integrity. The policies adopted by the Arizona Historic Sites Review Committee were used as the basis for integrity evaluation. The policy indicates that:

"In general, the primary façade must have a majority (51%) of its features intact, and at least 75% of all exterior walls must be present."

Properties that possessed historic integrity and were built between 1927 and 1967 were noted to be potential contributors to a National Register Historic District. Properties which appeared to meet National Register criteria were further evaluated to determine if they possessed historical associations or were architecturally significant. Properties which possessed individual significance in the opinion of the surveyors were noted to be potentially eligible to the National Register as individuals.

The survey map was prepared using lot line data and aerial photographs provided by the City. Footprints of major buildings and structures were traced on to the base map. Where outlines were unclear, the footprint was verified in the field and the map was adjusted accordingly. The eligibility status of each property was marked on the map and potential historic district boundaries were then analyzed. Proposed boundaries were drawn that generally adhered to the original boundaries of the Evergreen Addition, but that excluded areas that had been extensively redeveloped and that had lost district integrity.

## Historical Research

Research into the history of the Evergreen neighborhood was divided into

two main components. First, the consultant conducted general historical research on Casa Grande in order to determine the overall history of the community and to identify significant historic themes. Second, the consultant researched specific properties and events in the Evergreen area to determine the historical significance of the neighborhood and of particular buildings. This split in the research effort allowed a concentration on the resources available at any given time.

The research for the Historic Resource Survey of the Evergreen area focused on the built environment of the neighborhood itself, in order to document those properties, which may be eligible for listing on the National Register of Historic Places. A second goal of the historical research was to identify an appropriate historic context for Evergreen that might assist in the National Register nomination of any potential historic district that might be identified. Because the history of Casa Grande has been subject to a recent historic preservation studies, the intent of the general historical research focused on the identification and definition of significant persons and themes associated with the Evergreen neighborhood, rather than a re-examination of the basic history of Casa Grande.

The major portion of the research effort centered on the identification of information regarding persons associated with the surveyed properties. Because of the large number of properties, this individual research concentrated on city directories, informant interviews, and assessor's information instead of land title research. The city directory research identified occupants and occupation dates for the buildings. Research at the Pinal County Assessor identified owners of properties at particular times.

The specific sources and repositories of information are as follows:

#### **Arizona State Library, Archives and Public Records agency**

This state agency located in the Capitol has a good amount of information

on Casa Grande. Of particular interest at this state agency were court records from Pinal County, obituary notices, and newspaper articles.

#### **Arizona State University**

The general collections in the Hayden Library contain information about Casa Grande based on secondary sources. The special collections in the Arizona Room and at the Arizona Historical Foundation contain primary manuscript materials.

#### **Casa Grande Public Library**

Librarians here have a useful bibliography of books on Casa Grande and Arizona history. The Casa Grande Public Library also maintains clipping files containing historical information about the city.

#### **Casa Grande Valley Historical Society and Museum**

This archive contains a thorough collection of local history materials and is an excellent example of what can be accomplished in the area of community history. Most of the collections here focus on the agricultural aspects of Casa Grande's history, a result of the strong association of the Casa Grande area with farming.

#### **City of Casa Grande**

The City was extremely helpful in all aspects of the project. Particularly useful to the historical research were maps and aerial photos that helped to track construction dates of individual buildings. City Planner YaChi Huang gave considerable assistance with several research requests.

#### **Main Street Casa Grande**

Marge Jantz of Main Street Casa Grande helped provide information on the Evergreen neighborhood and Casa Grande in general. We owe a particular debt to Ms. Jantz for sharing historical photos of the neighborhood.

#### **Phoenix Public Library**

Has general works on Casa Grande history. The Phoenix Public Library also maintains an extensive clipping collec-

tion of newspaper articles on Casa Grande.

**Pinal County Assessor, L. Paul Larkin**

Staff here provided access to hundreds of individual property record files that helped to link particular properties with significant individuals.

**Pinal County Recorder, Laura Dean-Lytle**

The efficient staff at the Pinal County Recorder assisted the research effort by providing copies of subdivision plat maps, deed records, and information on court judgments.

**Pinal County Clerk of the Board of Supervisors, Stanley D. Griffiths**

This office contains records regarding actions of the Pinal County Board of Supervisors.

**Pinal County Superior Court Clerk, Alma J. Haught**

Provided copies of court cases concerning the Evergreen neighborhood.

**Mercer County Historical Society, Celine, Ohio**

Provided information on the Hellwarth family.

**State Historic Preservation Office**

Provided information on prior historic preservation surveys in the Casa Grande area. This included historic property inventory forms for buildings in the Evergreen neighborhood.

**U.S. Department of the Interior, Bureau of Land Management**

Provided information on homestead entries in the Casa Grande area; and on railroad rights-of-way and townsite applications.

**Interviews**

Because much of the history of the Casa Grande area is at the individual property level is difficult to locate, the research project benefited tremendously from the help of local residents who have an extensive knowledge of the town. In particular, Kay Benedict provided extremely valuable information on

individual properties. Carlotta Gilbert shared information on her family, prominent in the founding of the Evergreen addition. Keith Carlton provided information on early residents in Evergreen. Mark Pry and Kris Darnall, consultants on a prior historic resource survey of Casa Grande, shared information based on their prior experience.

**Approach**

A contextual and thematic approach is used in the description of Evergreen's history. This is consistent with the format preferred by the National Park Service and the State Historic Preservation Office in preparing National Register of Historic Places nominations. The National Park Service describes a "historic context" as consisting of a location, a time, and a historic theme. A historic context is an organized body of information about a historic property according to stages of development that occurs at various times and places. Because the evaluation of Evergreen's historic resources is still in the survey phase, specific contexts for possible National Register nominations have yet to be developed for historic properties identified in the survey. However, the survey phase has produced an overall context for Evergreen's history from 1879 to 1967.

The historical narrative presented in this report consists of the following contextual and thematic framework. After an initial description setting the physical location of the Evergreen neighborhood, its general historical context for the period from 1879 to 1960 is outlined. Although the National Register usually requires properties to be at least fifty years old in order to become eligible for listing, the analysis ends in 1967 to encompass the entire period of initial development of the neighborhood.



# Project Results

202 total properties were identified within the survey area. The City's initial listing included 203 property inventory numbers. One of these numbers was found to be a duplicate: EA-181 was a duplicate of EA-137, 900 E. Florence Boulevard. The list of these properties is identified in Appendix D and on the attached map. Of the 202 properties, 18 appear to be individually eligible to the National Register or are already individually listed; 126 others appear to be eligible as members of a National Register Historic District; and the remaining 58 properties were found not to be eligible.

The 18 properties recommended as individually eligible or that are already National Register listed are identified in Appendix D and on the attached map. These properties are all residences eligible under National Register Criterion C as good local examples of their respective architectural styles.

A concentration of historic homes was found that appears to meet requirements for listing as a National Register historic district. The proposed district encompasses 195 properties, including 144 contributing elements (including individually eligible properties) and 51 noncontributing elements. The proposed boundary line was drawn using National Register guidelines to include eligible historical resources while excluding nonhistoric resources. Emphasis was given to maintaining the historic associations of the original neighborhood boundaries when evaluating potential historic district boundaries.

National Register criteria generally prohibit the listing of resources less than 50 years old. The listing of contributing properties in the proposed historic district includes many properties that were built after 1952. These properties were counted as contributing elements because they represent the continuum of

development of the district between 1927 and 1967. While the district's period of significance extends beyond the 50-year cutoff, the district predominantly developed before 1952 and the district includes a sufficient proportion of properties from this early era to justify listing in the National Register. Listing of the later properties as contributors will eliminate the need to update the district in future years to list properties that have reached 50 years of age.



# Historical Overview

## Summary

The Evergreen neighborhood is significant for its association with community planning and development in Casa Grande, Arizona, from 1928 until 1967. The year 1928 marks the occasion when the Evergreen subdivision was first developed. The neighborhood went through several cycles of growth in the following years that corresponded to the development of Casa Grande itself. Most of the lots in the Evergreen subdivision had been developed by 1967, and the neighborhood had reached a state of maturity. As a relatively prosperous area of Casa Grande, the Evergreen neighborhood is also significant as the home of many residents that played important roles in the history of the community and the region. Although not discussed here as a part of the historical context, the Evergreen neighborhood contains many representative examples of architectural styles and types that make the area significant in the area of architectural history.

The development of Casa Grande has generally been divided into several periods of growth. Although the community got its start with the arrival of the Southern Pacific railroad line in 1879, the first period of sustained growth dates from 1890 to 1893. The highlight of this period was the establishment of the town plat in 1890. The second period of sustained growth corresponds to Casa Grande's first boom years from 1911 to 1921, associated with the development of irrigated agriculture and World War One. A third period of growth dates to the second half of the twenties. Growth after World War Two was so rapid and sustained that it is difficult to divide it into individual periods. Pronounced periods of growth up to 1980 include the immediate post-war period to 1953, the late fifties and early sixties

from 1955 to 1967, and the early seventies from 1971 to 1975.

The periods of rapid growth in Casa Grande were interspersed with periods of static growth and depression. The depression of 1893 and a subsequent drought at the turn of the century curtailed growth up to 1910. A second economic slump followed World War One, lasting from 1921 until 1925. The Great Depression also limited new construction in Casa Grande, as did restrictions brought on by shortages during World War Two. Casa Grande grew tremendously in the years following World War Two, making the second half of the twentieth century starting after 1945 a separate and distinct era.

## Location

Casa Grande is located in a broad alluvial valley formed by the Santa Cruz and Gila Rivers. These rivers reach their confluence to the north and west of Casa Grande on the Gila River Indian Reservation. The extensive level soils of the Casa Grande Valley, combined with abundant water, have made the area an agricultural paradise dating back to prehistoric times. In the nearby community of Coolidge is the "Big House" of the prehistoric Hohokam Indians constructed of adobe in ancient times. Casa Grande takes its name from this ruin.

The broad and gently sloping valleys of the Santa Cruz and Gila rivers provided natural travel corridors across Arizona. Arizona had two significant travel corridors, one along the 35<sup>th</sup> parallel across the northern part of the state and a second along the 32<sup>nd</sup> parallel in the southern portion. Located in the southern travel corridor, the history of Casa Grande is significantly associated with transportation. While modes of transportation changed from the stage coach of the Gila Trail, to the railroad engine of the Southern Pacific, and finally to today's cars and trucks along interstate

highways, Casa Grande has always been a center of transportation activity.

## Narrative History of Casa Grande, Arizona, 1879-1960

### Prehistory

The history of the Casa Grande area must start with the ancient Hohokam, who constructed the distinctive ruin from which the community took its name. The prehistoric Hohokam occupied a large area in central Arizona, ranging from the Salt River Valley south along the Gila and Santa Cruz rivers to the Tucson Basin. The Hohokam were superb irrigators and agriculturalists. They began canal construction in the Pioneer period (A.D. 300), then refined their skill at building canal systems over the next few centuries. Prior to A.D. 1100, Hohokam settlements consisted of villages of pit-houses. The larger villages had ball courts, where a type of ceremonial game was played. After A.D. 1100, the Hohokam began to construct above-ground adobe houses. Larger villages included mounds of earth and large structures. The Hohokam of this later period left a legacy of monumental architecture such as the Casa Grande Ruin along the Gila River as a testament to their high level of civilization.<sup>1</sup>

Spanish explorers were the first to comment on the Casa Grande ruin, but its designers and builders were gone by the time the Spanish arrived. The word Hohokam means "those who have gone before" in the language of the Pima Indians. Archaeologists estimate that the Hohokam constructed hundreds of miles of canals along the rivers of central and southern Arizona. This system of canals was the most extensive network of prehistoric irrigation in North America.<sup>2</sup>

Spanish explorers commented on the dimensions of the Hohokam canals. In 1699, Juan Mateo Manje described a canal in the Casa Grande area that measured "10 varas (27.5 feet) wide and four varas (11 feet) deep." Archaeologists found more than 350 miles of canals in the Salt River Valley matching the size of

canals along the Gila River. In the Tucson Basin, a smaller number of canals have been found by archaeologists. The canals at Tucson Basin sites are smaller than the canals in the Salt River Valley, and average six feet wide by five feet deep.<sup>3</sup>

While the Hohokam are renown as the premier desert irrigation specialists in North America, archaeologists have long puzzled over what caused the rapid decline of their culture. By 1450, the Hohokam civilization abruptly vanished, leaving only traces of once prosperous villages. One reason may have been an environmental change that rendered their technology obsolete. Social and cultural factors may have also played a part, as the community water supply was a critical aspect of the Hohokam lifeway. A disruption in this society, one in which all members had to work in concert to survive, could have easily affected the water supply.<sup>4</sup>

Most archaeologists feel that the Hohokam suffered from problems with water supply due to environmental reasons. Their irrigated fields may have become waterlogged and covered with saline deposits from which they saw no solution. Streams critical to water diversion could have become entrenched, leaving headgates for canals and ditches above the water level. Evidence exists that a change to summer dominant rainfall occurred after A.D. 1200, and that headcuts caused channel erosion. At first, headcutting was discontinuous the Hohokam could move their water control features to more auspicious locations. But over time, the effect may have become more widespread, leading to a disruption of the Hohokam way of life.<sup>5</sup>

### Transportation and Casa Grande

Leaving prehistory behind, the historical era in Casa Grande starts with the arrival of the railroad. Linking the nation with ribbons of steel had long been a goal of railroad boosters. Railroad construction brought tremendous changes to the United States in the years prior to the Civil War when the industry was in its infancy. By the 1840s railroads had be-

come an important transportation link in the northern part of the United States. Although construction lagged in the South, boosters in both sections of the nation lobbied hard for Federal support for railroad construction. However, the cost of building a line between both coasts was simply too great for private industry alone.<sup>6</sup>

In 1846 war broke out between the United States and Mexico over the annexation of Texas. The Treaty of Guadalupe Hidalgo, signed in 1848, brought an end to the war. The treaty also brought a tremendous amount of new land into the United States. As a result of the war, the present states of Texas, New Mexico, Arizona, Nevada, California, Utah, and a portion of Colorado were taken from Mexico. These new lands were the culmination of the concept of Manifest Destiny, the idea that the United States was destined to reach from sea to shining sea - from the Atlantic Ocean to the Pacific Ocean. In Arizona, lands north of the Gila River became part of the United States for the first time.

The inclusion of the new territory renewed demands for construction of a transcontinental railroad. Several railroad surveys identified possible routes. In Arizona, one route focused on the 35th parallel, and the other followed the 32nd parallel. Because the 32nd parallel route ran through Mexico, its supporters - southerners who would benefit a railroad terminus in their portion of the country - convinced Congress to purchase additional land to accommodate the southern railroad route. On December 30, 1853, James Gadsden executed an agreement with Mexico that called for the purchase of territory in Arizona south of the Gila River for the proposed railroad. The United States agreed to pay \$10 million for the land. Known today as the Gadsden Purchase, this exchange brought what is now the Southern Pacific route through Arizona into the United States.<sup>7</sup>

Despite the commitment of Congress exhibited by the expenditure associated with the Gadsden Purchase, sectional

differences between North and South prevented agreement on where to construct the transcontinental railroad. Of course, the railroad route was not the most noteworthy difference between the two parts of the country. The issue of slavery separated North and South, leading to the outbreak of the Civil War after the election of Abraham Lincoln in 1860.

After the southerners seceded from the Union, Congress adopted two measures of importance to railroading in Arizona. The first was the Pacific Railway Act, adopted on July 1, 1862, which authorized construction of the first transcontinental railroad. The second was the creation of the Territory of Arizona separate from New Mexico in 1863. These wartime measures had little immediate effect, but upon conclusion of the Civil War in 1865 construction of the Central Pacific Railroad east from Sacramento and the Union Pacific Railroad west from Omaha moved forward quickly. The two roads met at Promontory Point, Utah, in 1869. Steel rails now linked the nation from coast to coast for the first time.<sup>8</sup>

The Pacific Railway Act provided generous incentives for construction of the first transcontinental route. These included a wide right-of-way, grants of alternating sections of land along the right-of-way, and a cash subsidy. Railroad entrepreneurs became rich, such as the "Big Four" of the Central Pacific: Collis P. Huntington, Charles Crocker, Leland Stanford, and Mark Hopkins. The ostentatious wealth these men achieved resulted in a heavy demand for additional railway concessions from the Federal government. In 1871, Congress authorized a route along the 32nd parallel and awarded a charter to the Texas and Pacific Railroad. To forestall any entry into the lucrative California market, the Big Four chartered the Southern Pacific Railroad to protect their interests in Southern California and the Central Valley. The Southern Pacific began to construct a line east from Los Angeles, reaching the Colorado River across from Yuma, Arizona, in 1877.

The Colorado proved to be an obstacle for the Southern Pacific crews, as did

a lack of permission to construct a line across the Fort Yuma Military Reservation and the Territory of Arizona. The Colorado was conquered with a bridge, but the military reservation was a bit more difficult. Southern Pacific officials decide to build first, and answer questions later. In the still of the night, crews labored to lay track and ties across the reservation. Construction proceeded smoothly until an errant blow of a hammer on rail roused the sleepy sentries. By this time it was too late, and on September 30, 1877, the first Southern Pacific steam engine rolled across the military reservation and into Yuma, Arizona.

The next challenge for the railroad was getting permission to cross the Arizona Territory. The Texas and Pacific had received a charter from the Federal government to reach Yuma and link with the Southern Pacific. So, the California-based railroad had to turn to the next level of government: The Arizona Territorial Legislature. With a little monetary assistance from the railroad, the Legislature quickly obliged with legislation granting permission to cross the state. It came out later that the Southern Pacific had given Governor Anson P.K. Safford \$25,000 to "fix" the legislature. He returned \$20,000 of the bribe after the session, writing that the railroad had overestimated the greed of the territorial lawmakers.<sup>9</sup>

While waiting for the legislature to act, the Southern Pacific spent its time wisely. It constructed an extensive base of operations in Yuma, and surveyed the line east as far as Gila Bend. Actual construction began in October of 1878 after the heat of summer had passed. The crews moved quickly, reaching Adonde Wells thirty miles east of Yuma in December of 1878; Texas Hill sixty-four miles east of Yuma in February of 1879, Gila Bend on April 1, 1879, and Maricopa on April 29. Because of its location almost directly south of Phoenix, Maricopa became an important point as the closest spot on the mainline to the central city of the Territory (the Territorial capitol was moved to Phoenix in 1889).

Railroad construction crews reached Casa Grande on May 19, 1879. Construction stopped there as the oppressive heat of the summer returned.<sup>10</sup>

In addition to the summer heat, a lack of steel rails delayed the resumption of construction. A railroad construction boom had echoed all across the country in the years following the Civil War. As a result there was a shortage of needed supplies. Construction of the Southern Pacific across Arizona resumed in January of 1880. Construction crews were within twenty miles of Tucson by the end of February. The crews arrived to a grand ceremony in Tucson on March 20, 1880.<sup>11</sup>

The construction camp that grew up over the summer of 1879 took the name of Terminus, which was appropriate for the end of the rails. Over the period from May of 1879 when construction stopped and January of 1880 when it resumed, Terminus became a natural point of embarkation for freight leaving the end of the rails to destinations like Tucson and the mines in the surrounding areas. After the Southern Pacific reached Tucson in March of 1880 and construction crews continued to move east toward El Paso, the name Terminus no longer applied to the small settlement. Railroad officials changed the name of the community to Casa Grande by September of 1880, perhaps with a view toward eventual development of the nearby ruin as a tourist attraction. Although the founding date of Casa Grande is considered to be 1879, the designation of Casa Grande became official in 1881 when residents established a post office.<sup>12</sup>

#### Early History of the Casa Grande Townsite

The small town of Casa Grande grew slowly through the next decade. Railroad officials located major facilities in Gila Bend and Tucson, rather than Casa Grande. The small siding of Maricopa emerged as the most convenient point to offload goods for Phoenix. But, as the population of the Arizona Territory grew and its economy improved, Casa Grande maintained a prominent position as a

shipping point for mines in central Arizona. These included the Silver King, Vekol, Jackrabbit, and Reward mines. A small central business district grew up parallel to the tracks of the Southern Pacific. Business owners quickly rebuilt after disastrous fires in 1883 and 1886.<sup>13</sup>

By 1890 Casa Grande had developed to a point where residents felt the need to organize the small community into an official townsite. On June 3, 1890, C.W. Marshall filed a petition with Pinal County Probate Judge W.H. Benson stating that the citizens of Casa Grande planned to file application papers asking the U.S. General Land office in Tucson to establish an official townsite of Casa Grande. Reflecting the small size of the town, the petition carried only nine signatures. On June 19, 1890, Benson entered into a contract with C.W. Lemon of Florence to survey the town into streets and lots. The survey was complete by July 19, 1890, and on July 21 Judge Benson issued a notice that prospective purchasers had until October 20, 1890, to select and claim their lots. On August 8, 1892, President Benjamin Harrison affixed his signature to the townsite patent for Casa Grande.<sup>14</sup>

Action on the part of Casa Grande citizens led the railroad to establish its official stations grounds along its right-of-way. On August 31, 1892, the Board of Directors of the Southern Pacific Railroad directed its agents to select and survey the Casa Grande station grounds. This task was completed in the fall of 1892, and on January 17, 1893, Southern Pacific Chief Engineer William Hood finalized the plat. The plat received the approval of the Secretary of the Interior on February 17, 1893. The Casa Grande station grounds consisted of a rectangular parcel that paralleled the 200-foot wide railroad right of way. Including the track right-of way, the total width of the stations grounds was 400 feet, extending for a distance of 3,600 feet. The station grounds covered 16.53 acres of land.<sup>15</sup>

Because the original townsite of Casa Grande was closely associated with the railroad right-of-way, streets in the early community paralleled the railroad.

Later, when property owners platted additional subdivisions in Casa Grande, they oriented them true north as established by the township and range system. The juxtaposition of two grid systems on the community makes the original townsite geographically distinct.<sup>16</sup>

Excluding the original townsite and the railroad stations grounds, settlers filed seven for seven homestead entries in the Casa Grande area up to the end of 1893. These seven homesteads comprised a total of 2,065 acres. Included among these original homesteads were lands that would eventually comprise the Evergreen neighborhood. On December 1, 1891, William B. Reid received a patent for 640 acres of land to the west and northwest of the original townsite. A portion of this land would later be included in the Evergreen neighborhood.<sup>17</sup>

#### Tough Times, 1893-1905

After this initial burst of activity, the fortunes of Casa Grande took a turn for the worse after 1893. This was attributed to a variety of factors, most predominant among them a national economic downturn called the Panic of 1893. This short, sharp depression curtailed economic growth and hit the mining industry particularly hard. Because Casa Grande at this time existed primarily as a point of embarkation for supplies destined to mines in the surrounding area, the downturn had a large effect on the small community. Other factors contributing to a decline in the fortunes of the town was another fire in the downtown business district, and a drought that settled on the entire Arizona Territory. Although Casa Grande had yet to develop a substantial base of agriculture, the drought harmed both ranchers and farmers in central Arizona of which Casa Grande was a part.<sup>18</sup>

Five years passed before another adventurous soul received a homestead patent in the Casa Grande area, Byron B. DeNuve on June 10, 1898. By 1918, the U.S. government issued only six more patents in the area immediately surrounding the Casa Grande townsite. The DeNuve homestead is of interest because

it represents land that would later form part of the Evergreen neighborhood. A part of the eastern half of the DeNuve homestead was later included in the original Evergreen subdivision.

The drought that plagued Arizona before and after 1900 encouraged settlers to explore new avenues of water development. Farmers and business leaders alike realized that the construction of dams could alleviate the problem. Dams would impound water during times of flood so that it could be stored and released slowly during times of drought. This solution presented a problem itself because construction of giant dams across the major rivers of Arizona was a task far beyond the limited means of the territory's residents. The federal government came to Arizona's assistance when Congress adopted the National Reclamation Act in 1902. The 1902 Act set aside funds from the sale of federal lands in the West for the construction of dams, canals, and irrigation projects that would benefit settlers.

#### Prosperity Returns, 1905-1920

For a time, residents of the Gila River and Salt River valleys competed for the prize of Arizona's first reclamation project. As it turned out, the heavier and more dependable flow of the Salt River made it a better candidate. In 1906, a great dam began to rise at the confluence of the Tonto Creek and the Salt River. Christened Roosevelt Dam after popular President Theodore Roosevelt, the project reached completion in 1911. Although residents of Casa Grande and other towns along the Gila felt some disappointment over the failure to secure a dam of their own, construction of Roosevelt Dam provided a strong stimulus to the economy of Arizona as a whole. This indirect benefit led to a tremendous achievement for Arizonans in 1912: On February 14, President William Howard Taft signed the congressional act granting statehood to Arizona.

Although residents of Casa Grande and the surrounding area did not yet have the benefit of a federal reclamation project, they took advantage of

available groundwater to develop irrigated farms. To accomplish this farmers employed the stovepipe or "California" method of well drilling. This process involved using a cable-tool rig to drill a well, after which a riveted sheet-metal casing 16 to 20 inches in diameter was driven by hydraulic jacks deep in the ground. This enabled well drillers to pierce through the loose alluvial debris of the valley floor to reach water-bearing strata. Once drillers located a water-bearing layer, workers cut perforations in the side of the pipe to allow the water to enter. The un-perforated sections above the water bearing strata prevented the loss of water as pumps drew water to the surface.<sup>19</sup>

The discovery of new sources of energy accompanied the changes in well drilling techniques. On January 10, 1901, the Spindletop gusher near Beaumont, Texas, started an oil boom in the Southwest. This was closely followed by the discovery of large oil fields in California. Purchased at refineries in California for two and one-half cents a gallon, the cheap fuel could be used successfully in internal combustion engines. The new source of power brought pump well irrigation within the reach of the average farmer.<sup>20</sup>

Gasoline powered pumps offered several advantages. Irrigators could obtain water at the point of use, obviating the need for a large central pumping plant. The need for long canals was then eliminated, reducing seepage and evaporation. The farmer also benefited from absolute control over water use. This fit perfectly with the tradition of the independent yeoman tilling the soil. Isolated tracts could now be developed with little reliance on cooperative efforts.<sup>21</sup>

In the vicinity of Casa Grande, Pinal County farmers turned to groundwater development on a large scale primarily because the supply surface water was limited. The introduction of the distillate fired pump engine reduced costs to a fraction of the older method of steam production fired by burning coal or mesquite wood. The new methods of drilling and pumping water increased groundwa-

ter use in the vicinity of Casa Grande and eliminated the problem of how to get water to farmlands. Historians Mark Pry and Kris Darnall observed that in 1912, "the seven well-drilling companies serving the area were overwhelmed with work and were unable to meet the rapidly increasing demand as the pace of land sales and development picked up."<sup>22</sup>

The success of groundwater pumping did not mean that Casa Grande residents abandoned their quest for a large storage dam on the Gila River. In 1911, farmers and business owners incorporated the Casa Grande Valley Water Users Association to spearhead a campaign for dam construction. This citizen's association followed the pattern of the Salt River Valley Water Users Association that had successfully lobbied the case for construction of Roosevelt Dam. In 1914, the Casa Grande group received good news when the Army Corps of Engineers issued a favorable report on a Gila River dam site on the San Carlos Indian Reservation.<sup>23</sup>

The good news concerning the San Carlos reservoir site, combined with increased economic activity based on groundwater pumping, led to a new era of prosperity for Casa Grande until 1920. A growing percentage of the economic growth was attributed to demand for the mining and agricultural products of Arizona generated by war in Europe. World War One created increased demand for copper and cotton and led to high commodity prices. This encouraged agricultural development in the Casa Grande area and across Arizona. The World War had disrupted cotton production in its traditional areas of supply, such as Egypt and the Sudan, because Britain had imposed an embargo on the product to ensure its supply during World War One. Manufacturers in the United States faced a severe shortage of the fiber that was used for clothing and in the fabrication of tires. The discovery of a long-staple variety of Pima cotton in Arizona, combined with the long growing season and ample water supplies, transformed Ari-

zona into one of the world's largest producers of cotton.<sup>24</sup>

The improved economy associated with agricultural development and World War One resulted in residential home construction in Casa Grande. In 1913, Katherine Drew platted the first new residential subdivision in Casa Grande since the original townsite had been surveyed back in 1890. By 1920, property owners had platted twenty additional residential subdivisions in the Casa Grande area. Not all of these suburban residential developments were immediately incorporated into the town limits of Casa Grande, but by 1921 seven subdivisions had been annexed to the town. These annexations nearly doubled the size of the town. The increased size and stature of the community was recognized in 1915 when Casa Grande residents approved incorporation as a city, leaving town status behind.<sup>25</sup>

### The Post War Slump

The 1920s are generally remembered as the "Roaring Twenties" because of the tremendous economic expansion that occurred during the decade. However, in the mining and agricultural sectors of Arizona's economy, the twenties were anything but roaring. The end of World War One brought with it a reduction in demand for the mineral and agricultural products of Arizona. These years were particularly difficult ones for farmers. In the Casa Grande area, farmers had invested heavily in cotton production. A drastic drop in cotton prices starting in 1921 left many bankrupt. Cotton, when it paid to ship it to market, brought only a fraction of its wartime price.

The slump in agricultural prices had a ripple effect in the economy of Casa Grande. Merchants who catered to the farm trade saw a reduction in sales and profits. Bankers who had loaned money to farmers had to write-off loans as uncollectible. It took several years for farmers to diversify their crops. By switching to fig cultivation, farmers in Casa Grande hoped to pull themselves out of the slump.<sup>26</sup>

The slowdown in the economy also affected real estate development. Between 1920 and 1926, not a single new subdivision was platted in Casa Grande. Only one additional subdivision was annexed to the city between 1921 and 1927, K.J. Drew's second addition in 1924. Residents in Casa Grande realized they would need an economic breakthrough to provide continued prosperity for the community.<sup>27</sup>

In the late teens and twenties, residents in Casa Grande began to put greater and greater emphasis on the development of surface water from the Gila River as a means to ensure the long-term vitality of the region. Residents lobbied hard for the construction of the San Carlos Project, named for the reservoir site on the San Carlos Indian Reservation. In 1915, members of the Casa Grande Valley Water Users Association took a major step when they acquired the site of a diversion dam and canals from the Gila River. The Water Users received authorization for a new diversion dam in 1916, but construction of the Ashurst-Hayden Diversion Dam did not begin until 1920.<sup>28</sup>

Complicating the development of the San Carlos project for the residents of Casa Grande was the insistence of the federal government that any reclamation project on the Gila River would have members of the Gila River Indian Reservation as its prime beneficiary. The Pima and Maricopa on Arizona's oldest Indian reservation suffered from a lack of water caused by upstream diversions and drought. Government planners wanted to make sure that the San Carlos project would sustain and enhance existing agriculture on the Gila River Reservation.

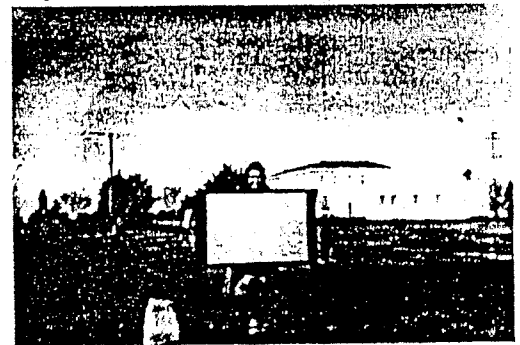
While both Indians and non-Indian residents of the Casa Grande Valley lobbied congress for construction of a dam on the San Carlos Reservation, they achieved some success with smaller components of the San Carlos Project. The Ashurst-Hayden diversion dam reached completion in 1922, and in 1923 engineers and workers of the Indian Irrigation Service completed Sacaton diver-

sion dam. These small dams regulated the diversion of water from the Gila River into irrigation canals for delivery to farm fields.<sup>29</sup>

San Carlos Project boosters achieved success in 1924, when congress approved construction of a high dam across the Gila River on June 7. Construction began in March of 1925. The name of the dam honored President Calvin Coolidge. Construction was essentially complete at the start of 1929, and officials dedicated Coolidge Dam on March 4, 1930.<sup>30</sup>

### Prosperity Again: The Early Development of the Evergreen Addition

The end of the post-World War One slump and the authorization of Coolidge Dam ushered in a new era of prosperity for Casa Grande. The development of the Evergreen subdivision is closely associated with this new era of prosperity for the community. From 1926 until the end of 1930, nine new subdivisions were platted in Casa Grande. Two additional areas were annexed into the city limits, in 1927 and 1929. New urban amenities such as a system of water and sewer lines, paved streets, street lights, trees, and concrete sidewalks gave Casa Grande the look of a mature community.<sup>31</sup>



Gilbert Family Collection

The Evergreen subdivision is most closely associated with Frank T. Gilbert and his wife Gabriella Gilbert. Frank Gilbert was born in Homerville, Ohio, on June 4, 1874. In 1901 Frank Gilbert moved to Celina, Ohio, where he met Gabriella Hellwarth, daughter of David and Mary Hellwarth, and members of a prominent land-owning family in Ohio. Frank and Gabriella married on July 27, 1905. The young couple then moved to

Oklahoma, establishing their first home in Tulsa. A daughter, Agnes Ruth, was born in 1907. The Gilberts moved to Arizona in 1908 and first settled in the Glendale area.<sup>32</sup>

Accompanying Frank and Gabrilla Gilbert to Arizona was Gabrilla's brother, Kenneth D. Hellwarth and his wife, Myrtle. Census records for 1910 show the two couples living side-by-side in the Peoria area. Frank Gilbert served as a witness for his brother-in-law to prove residency required for Kenneth Hellwarth's homestead. Frank and Gabrilla proved up on their own homestead in the Glendale area. While in Glendale, the Gilberts were blessed with five additional children: sons David Guy, Parke Thompson, and George Hellwarth; and daughters Mary and Francis. Frank Gilbert matured into a prominent rancher and was active in the Masonic Lodge.<sup>33</sup>

Frank and Gabrilla moved from Glendale to the Casa Grande area in 1922. This may be due to a combination of factors, including the push factor of the post-World War slump that hit Glendale also or the pull factor of the rapidly developing Casa Grande area in anticipation of the San Carlos project. Other families relocated from Glendale to Casa Grande during this same time period. Once relocated to Casa Grande, Frank Gilbert soon became involved in the great agricultural craze of the area: fig cultivation.<sup>34</sup>

Upon their arrival in Casa Grande, the Gilberts purchased the Morgan Ranch, north and east of the original townsite. Frank Gilbert renamed the ranch Ever Green Gardens in 1924 and grew several varieties of truck crops. These included turnips, vegetables, watermelons, fruit trees, and figs. By 1925, Gilbert's fig orchard had grown to six acres and attracted the attention of George P. Sellers, a Santa Monica, California, real estate agent that happened to stop briefly in Casa Grande. Sellers became convinced that figs would be an extremely profitable crop in Casa Grande, and soon enlisted Santa Monica

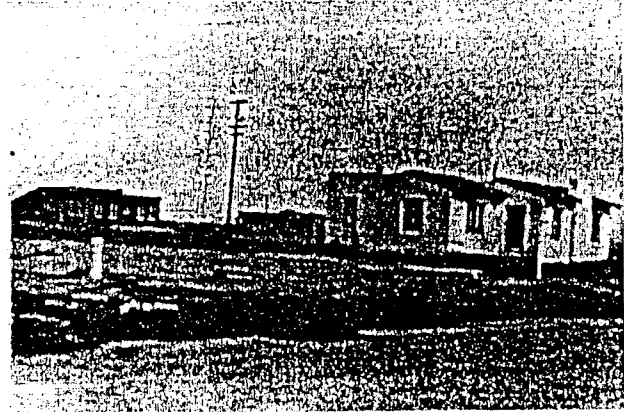
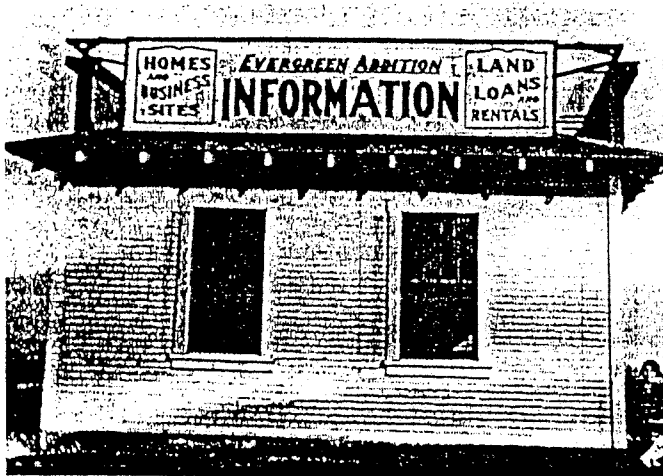
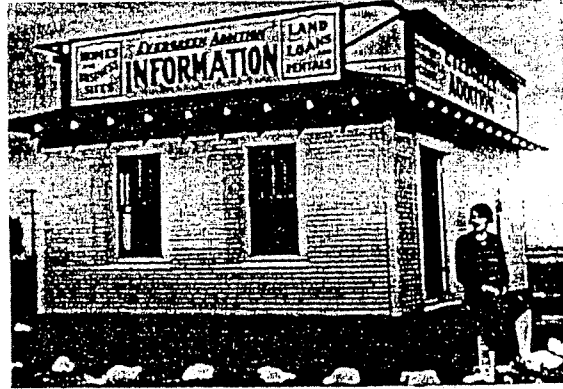
undertaker Henry G. Moeller as a partner.<sup>35</sup>

Soon known as the Granada Fig Farms, the Moeller-Sellers project was big business for Casa Grande. The partners purchased 860 acres of land and divided it into small plots for resale to individual farmers. The farmers would grow Kadota figs, selected for their thin skin that did not have to be peeled before canning. The partners drilled wells, put in pumping plants, and constructed a cannery.<sup>36</sup>

The project provided Frank Gilbert with a source of income. He helped the partners survey and clear the land. He also allowed them the use of a testimonial for use in their advertising campaign. On January 11, 1927, Frank Gilbert wrote prospective Tucson investor Sam Elrod a glowing description of the project: "I have watched very closely the development of the Granada Fig Farms and can say that never in my experience have I seen more painstaking efforts put into any project to make it a success than are being used in connection with this development."<sup>37</sup>

As it turned out, both Sellers and Moeller turned out to be too optimistic. The thick skinned Kadota figs fared badly in the dry and dusty winds of the Casa Grande Valley. The promise of low-cost water from Coolidge Dam never materialized. It took until 1941 for the reservoir to fill completely. The Great Depression, triggered by the stock market crash of 1929, was the final blow. Moeller returned to California and Sellers moved on to Phoenix by 1932.<sup>38</sup>

More of a pragmatist than an optimist, Frank Gilbert decided to pursue real estate speculation rather than agriculture on his property. Working in conjunction with his in-laws, Gilbert planned to develop a portion of the old Reid homestead that was his Ever Green Gardens truck farm into a suburban residential development for Casa Grande. Gilbert also brought C.D. and Ida May Bradley into the proposition. The Bradleys owned the adjacent parcel to the west, which had once been a part of the DeNuve



905 N. Gilbert [EA-197]

*Sales office and early development at the Evergreen Addition*

Gilbert Family Collection

homestead. Putting his marketing skills to work, Gilbert announced in April of 1928 that representing an eastern syndicate, he had purchased the Bradley parcel for \$500.00 an acre. Gilbert claimed that the new subdivision would be called Buena Vista and he would be in charge of marketing. Homer Sewell and Albert M. Peck would handle the sales of individual lots.<sup>39</sup>

Of course, the eastern investors mentioned were Frank Gilbert's in-laws, especially his father-in-law David Hellwarth. The Gilberts and the Bradleys executed an "Agreement and Declaration of Trust" with the Pinal County Title and Trust Company so that the corporation acted as agent on behalf of the investors in the sale of the property. Of the two families, the Gilberts were more aggressive in marketing the eastern half of the project. This consisted mainly of the old Reid homestead and the Gilbert's Ever Green Gardens ranch. On September 8, 1928, M.C. Peters, president of Pinal County Title and Trust Company, filed the completed plat of the Ever-

green Addition with the Pinal County Recorder. Desiring to build up on the good will of an established name, the Gilberts and Bradleys choose Evergreen Addition and abandoned "Buena Vista." On September 21, Frank Gilbert announced that 40 acres in the eastern half of the project would be placed on the market October 1, 1928.<sup>40</sup>

The official plat of the Evergreen Addition contained restrictions designed to maintain the neighborhood as an attractive residential location. While the restrictions allowed the construction of apartments, flats, bungalow courts, and duplexes as well as individual residences, the plat required that multi-family buildings cost at least twice as single-family homes. Single-family homes were restricted to three price ranges: \$2,000 to \$2,500; \$2,500 to \$3,000 and a minimum of \$3,000. Other restrictions included a ban on poultry and livestock. The subdivision consisted of thirty-two blocks. A tier of eight blocks, closest to the original townsite facing Florence Boulevard, was designed for business development.

The next tier to the north consisted of six blocks containing sixteen lots each. Two final tiers of eight blocks, each containing twenty lots, rounded out the subdivision. The Bradley family reserved two un-numbered blocks that were not subdivided. These blocks were located to the northwest of Casa Grande High School. The High School, fronting Florence Boulevard and within easy walking distance of the subdivided lots, made an attractive amenity for the neighborhood.<sup>41</sup>

To demonstrate their faith in the new neighborhood, subdivider Frank Gilbert and chief salesman Homer Sewell announced in October of 1928 that they would construct residences in Evergreen. They were joined by prominent farmer Harris White as builders of the first three homes in Evergreen. In December of 1928, Sewell and Gilbert announced that the homes they were constructing would cost more than \$5,000 each. Gilbert advertised the Evergreen Addition as the "ideal residence spot." He advised potential purchasers to "buy a lot now and build a home among your friends." By January of 1929, a reporter for the Casa Grande Dispatch was able to report "with the walls up on two new homes in the Evergreen Addition east of the High School and a report of three more homes to be started next week, this district is in the process of actual development."<sup>42</sup>

In January of 1929, construction commenced on laying water lines and electrical connections to the subdivision. The Gilberts held an open house in March of 1929, and reported that many lots were sold during the event. Other amenities announced for the Evergreen neighborhood in 1929 included a hotel (construction expected to start within two years), and two parks. One park would be for scenic beauty alone, while the second would be a recreational park with a pool and tennis courts.<sup>43</sup>

#### Hard Times: The Great Depression and the Evergreen Addition

While "actual development" of the Evergreen Addition continued, economic events on a national level would soon

overwhelm the plans of Gilbert and Bradley families. The stock market crash of October 1929 set the nation and the world on a downward spiral that came to be known as the great Depression. While fortunes were lost in moments during the crash, it took some time for the effects of the economic downturn to spread. In November of 1929, Frank Gilbert constructed a twenty by thirty foot office east of the High School to publicize the Evergreen Addition. This may have reflected a difficult market for high-end housing in Casa Grande, even before the crash. Historians Mark Pry and Kris Darnall observed that while 181 lots had been sold in the Evergreen Addition, only 13 homes had been built there by 1930.<sup>44</sup>

The Gilbert family and Casa Grande received a shock in 1930 when Frank T. Gilbert passed away at the age of 55. Gilbert had taken ill and traveled to Santa Monica, California, during the summer of 1930 to seek treatment. He failed to respond, and died on June 8, 1930. He was survived by his wife Gabrilla; daughters Ruth Gilbert Harris, Mary Carolyn Gilbert, Frances Gabrilla Gilbert and Patricia Elinor Gilbert; and sons David Guy Gilbert, Parke Thompson Gilbert, and George Hellwarth Gilbert.<sup>45</sup>

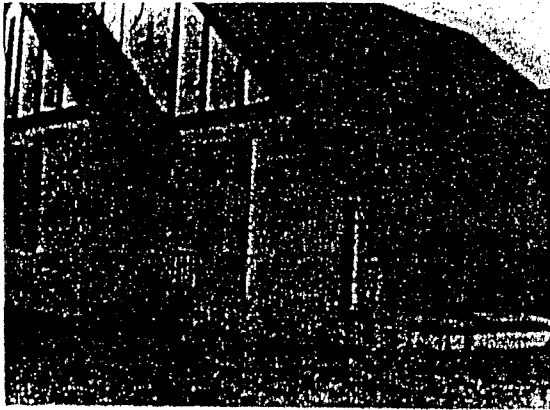
The death of Frank Gilbert and the start of the great depression curtailed development of the Evergreen Addition after 1930. In 1933, C.D. and Ida May Bradley took control of all the unsold lots in the twenty blocks of the Evergreen Addition they controlled west of Kadota Avenue. Significantly, only thirty-seven lots had been sold in the western portion of the neighborhood. Most of the lots had been sold and developed in the far eastern part of the subdivision, along Rose (later Lehmberg) Avenue. In 1934, the Pinal County Title and Trust Corporation went bankrupt, leaving title to the unsold lots in the Evergreen Addition in question. This uncertain status lasted until 1939, when a successor company, Pinal Title and Trust, took over the trust responsibility for the subdivision as a result of a petition filed by C.D. and Ida May Bradley.<sup>46</sup>



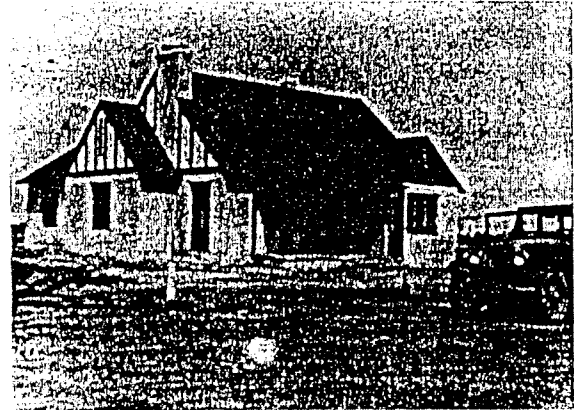
908 N. Lehmberg [EA-177]



908 N. Lehmberg [EA-177]



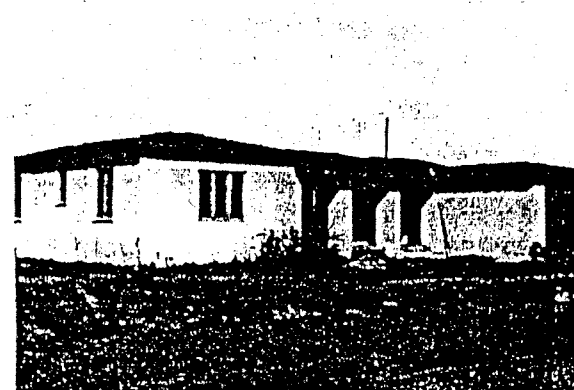
901 N. Morrison [EA-28]



901 N. Morrison [EA-28]



901 N. Morrison [EA-28]



[Location not established]



929 N. Lehmberg [EA-154]



929 N. Lehmberg [EA-154]

Various homes under construction in the Evergreen Addition soon after opening. The bottom two photographs are of the Lehmberg House.

Gilbert Family Collection

The general consensus among Arizona historians is that the Great Depression, which began with the stock market crash in October of 1929, left Arizona relatively unscathed. This judgment is drawn primarily from the work of Jay Niebur who studied the effects of the depression in Phoenix. Niebur concluded that the diversified economy of the Salt River Valley, based on agriculture with a strong underpinning of transportation and commercial activities, enabled residents to avoid the worst effects of the depression.<sup>47</sup>

While this conclusion seems to be supported by the case of Casa Grande also, the depression did curtail residential home construction in the city. Previous to the economic downturn, many property owners had constructed residences on speculation with the hope that the house could be rented or easily sold when completed. This even included Frank Gilbert's signature home in the Evergreen Addition, which he sold in March of 1929 to Stewart A. Appleby, a former New Jersey congressman that had retired in the West. With many out of work during the depression, the market for speculative housing in Casa Grande diminished. Property owners were content to let lots sit vacant. Families that needed additional room because of the arrival of extended families added on to existing structures for additional space rather than construct new buildings.<sup>48</sup>

A lack of confidence in the leadership of President Herbert Hoover contributed to the severity of the economic problem. As Hoover's leadership faltered, the negative effects spared no area of the country. Soon Casa Grande was hit hard by the depression. Between the years of 1930 and 1941, not a single residential subdivision was platted in the Casa Grande area. The growth of the community was curtailed almost completely. Annexations to the city also came to a near halt. City officials added only one residential subdivision to the community between 1930 and 1945.<sup>49</sup>

The inauguration of President Franklin D. Roosevelt in March of 1933 brought a new sense of confidence to the coun-

try. Reminding Americans that they had nothing to fear except fear itself, Roosevelt guided the Federal government through a series of actions to alleviate unemployment conditions and stimulate the economy. Much of Roosevelt's program was by "trial and error," but he kept experimenting until he hit upon a successful combination of programs. By 1935, government-sponsored public works programs began to have an effect in many parts of the nation, including Casa Grande. The projects increased the amount of money in local circulation by providing work to residents and markets to merchants.

As a means to combat the depression, the Federal government, under the direction of President Franklin D. Roosevelt, created a number of public works projects designed to get people back to work and increase the amount of money circulating in local economies. Casa Grande received its fair share of Federal public works projects. One of these programs, the Work Progress Administration (WPA), concentrated on the construction of public buildings and facilities. From July 1, 1935 to December of 1939, the WPA constructed more than 23,000 public buildings nation-wide. By giving the unemployed jobs on these types of public projects, the program also kept these individuals off the relief rolls and allowed them to obtain skills that would assist them in finding private employment. After 1939, the agency changed its name to the Work Projects Administration. The WPA program continued until 1941, but ceased with the entry of the United States in World War II.<sup>50</sup>

The one area of the economy in Casa Grande that continued to see some progress concerned public works spending. However, for the Evergreen Addition, the decision to expand the grounds of Casa Grande High School into portions of the residential subdivisions was more evidence that demand for housing had diminished. In 1936, the Pinal County Board of Supervisors vacated six entire blocks of the Evergreen Addition for use as athletic fields. The Bradleys were more than happy to make the transac-

tion, because it gave them some return on their investment.<sup>51</sup>

In Casa Grande, the WPA made several important contributions to the development of the community. The use of WPA funds allowed Casa Grande to construct an adobe gymnasium for the high school. WPA funds also paid for the construction of a new City hall. The WPA also sponsored projects in the surrounding community that had a positive impact on Casa Grande. These included paving of roads, construction of power lines, and installation of a power plant.<sup>52</sup>

A second government program that benefited Casa Grande was the National Housing Act of 1934. This legislation created the Federal Housing Administration (FHA). This Federal agency insured private lenders against loss on new mortgage loans. FHA also encouraged better construction standards along with easier financing. The result was an upswing of residential construction nationwide. For Casa Grande however, the recovery in residential construction remained slow. Of the 55 Arizona homes that started construction on "National Better Housing Day" (June 15, 1935), only one was located in Casa Grande.<sup>53</sup>

#### World War Two: A Watershed Event for the Nation, Casa Grande, and Evergreen

By 1940, the population of Casa Grande reached 1,545, an increase of only 194 people from the 1,351 residents the community held in 1930. Casa Grande had added only 597 people from the 948 registered in the 1920 census. This would soon change as massive military spending by the federal government during World War Two led to dramatic changes in Casa Grande. The government selected Arizona for the location of several training bases for pilots. The clear weather, low population, protected inland location, and preponderance of open space made Arizona an ideal site for air training.

The Federal government constructed several important military facilities in Arizona. While the construction of military facilities improved the economy of

the area and led to an increase in population, the advent of World War II after the bombing of Pearl Harbor on December 7, 1941, led to war-time restrictions on nearly every class of material. Businessmen profited from the wartime increase in prices, but they were unable to spend their newfound wealth due to restrictions on what they could buy. Restrictions on building construction and materials availability due to World War II led to a drastic reduction in residential home building in Casa Grande.

Only two residential subdivisions were platted in Casa Grande during the war years. The first was the second unit of Myers Homesites, platted in 1941. The second was the Lillian W. Peart Subdivision, platted in 1944. Soon after, in April of 1945, Allied troops had crossed the Rhine and were bearing down on Berlin. Germany surrendered on May 1, 1945.<sup>54</sup>

The end of World War II in 1945 ushered in a new era of prosperity for Casa Grande. Discharged soldiers and war workers with accumulated savings arrived in the community and began to construct homes. Arizona as a whole experienced a post-war population boom. Those who had worked in the state during the war decided to stay and made Arizona their new home. Between 1945 and 1960, the population of Arizona more than doubled. The post-war boom resulted in an increase in home construction in Casa Grande. The population grew to 4,181 in 1950 and 8,311 in 1960.

The growth in post-World War Two Casa Grande was nearly steady, but two discreet periods are discernable. The first lasted from 1946 until 1955 when eighteen new subdivisions were platted. After a brief hiatus, residential construction continued from 1957 until 1964, when fourteen additional subdivisions were platted in the Casa Grande area. These two eras are reflected in annexations to the City of Casa Grande as well. From 1946 until 1956, Casa Grande officials annexed sixteen new areas into the city limits. From 1957 until 1963, fourteen annexations occurred. This period

corresponds to the great increase in population known as the "baby boom."<sup>55</sup>

The Evergreen neighborhood experienced dramatic growth in the post-World War Two period. Its large lots, attractive landscaping, and ideal location near downtown and the high school made it a popular area for families wishing to make a new start. In the eight short years from 1946 until 1953, the Evergreen neighborhood was almost entirely built-out. As an example, from July to November in 1947 alone, Casa Grande city officials issued eleven building permits for the Evergreen addition alone.<sup>56</sup>

The increase in population density for Evergreen led Casa Grande city officials to consider bringing the neighborhood into the city limits. In the spring of 1946, neighborhood leaders presented a petition with the signatures of 52 property owners in Evergreen asking the city council to annex the area. Council members responded favorably, and on March 4, 1946, approved an ordinance bringing the Evergreen addition into the city limits of Casa Grande.<sup>57</sup>

The demand for housing in the Evergreen area led to the creation of new subdivisions in the vicinity of the Evergreen neighborhood. The first of these took place on portions of the old Gilbert family lands east of the original Evergreen addition. Called Evergreen Second Addition, the family entered into an agreement with Dell Webb to construct the homes on speculation. The company broke ground in 1953 and offered potential customers a choice of six home styles. Demand was brisk.<sup>58</sup>

The success of Evergreen Second Addition, and of other residential subdivisions in the Casa Grande area, led to continued development in this desirable part of the City. The next development occurred in the west, out of the undeveloped western portion of the original addition. These were lands that had remained in the hands of the Bradley family for many years, but after the war had been sold. The first subdivision to be developed was the Thode Addition. This subdivision was carved out of the

original Bradley lands that had never been divided into lots and blocks: the un-numbered block 4 of the original plat. Earl and Edna Blodwen Thode purchased the land and created the Thode Addition in 1954. Mr. Thode was a rancher and a champion cowboy; Mrs. Thode was a prominent community leader and Arizona legislator.<sup>59</sup>

The next subdivision related to Evergreen occurred in 1955. John E. Beggs had acquired blocks 2 and 5 of the original Evergreen addition from the Bradleys. He converted these to the small subdivision of Beggs Estates. Beggs was a prominent farmer in the area. He had moved to Casa Grande from Phoenix in 1945. He once served on the Casa Grande city council.<sup>60</sup>

Also in 1955, Earl and Edna Thode platted the Thode 2<sup>nd</sup> Addition, developing the un-numbered block 3 of the original Evergreen addition. In 1957, Mrs. Gladys Johnston Markley developed blocks 1 and 6 of the original Evergreen addition into Riven Rock Estates. This name may have been designed to evoke the image of the many stone buildings in Casa Grande.<sup>61</sup>

The full growth and maturity of the Evergreen neighborhood was reflected in the name of a new school constructed to serve the needs of the many children that lived in the area following World War Two. On March 4, 1958, representatives of the Casa Grande Elementary School District No. 4 dedicated the Evergreen Elementary School. Observers noted that the 20-acre campus was located "at the extreme north-eastern corner of Casa Grande."<sup>62</sup>

Today, growth and change has surrounded the Evergreen Elementary School and the Evergreen neighborhood. It is very much a part of the heart of old Casa Grande. The landscaping, architecture, and history of Evergreen set it apart. Yet, those same characteristics make it a part of Casa Grande's future as community leaders work towards its preservation.



# Architectural Context Statements

## Context 1

### Residential Architecture in Casa Grande, 1900-1967

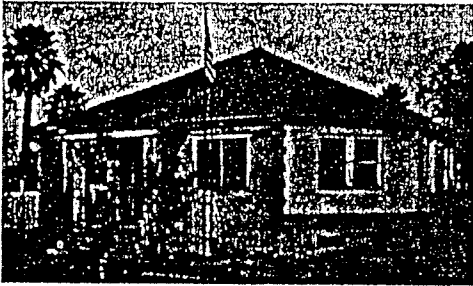
Residential architectural styles in Casa Grande, as in most of Arizona, generally followed national trends in popularity responding to a wide variety of cultural influences. Architectural development in the Casa Grande after 1900 and until 1967 can be divided into two major movements. The first era is the Eclectic House Era, represented by Anglo-American, English, and French Period Homes, Mediterranean Period Houses, and Modern Houses. Early modern houses in the Evergreen Addition include Prairie, Craftsman, and International Style examples. The second era is represented by housing types developed since 1940 as represented by Modern houses. Modern houses in the Evergreen Addition include Transitional Ranch (1935- 1950), Ranch style (1950-1960), and Contemporary (1935- 1950). The two eras are evident to varying degrees, as growth was slow in the early years of the Evergreen addition, and then had sporadic booms in development in the late 1930s and again in the late 1940s and early 1950s; therefore, in the Evergreen Addition, the number of houses that employ styles representative of certain eras exist in proportion to periods of growth in Casa Grande. There is also one example in the Evergreen Addition that is an example of a Romantic Era house, but the date of its construction is given as much later than the Romantic Era in which this house was typically built.

## Representative Styles in The Evergreen Addition

Era/ Style	Number Present in Survey Area	Percentage of total survey building inventory
<b>Romantic Houses (1820-1880)</b>		
Octagon (1850- 1870)	1	0.5 %
<b>Total Romantic Houses</b>	<b>1</b>	<b>0.5 %</b>
<b>Eclectic Houses (1880-1940)</b>		
<i>Anglo-American, English, and French Period Homes</i>		
Tudor	4	2 %
<i>Mediterranean Period Houses</i>		
Spanish Colonial Revival	10	5 %
Pueblo Revival	1	0.5 %
<i>Early Modern Houses</i>		
Craftsman/ Bungalow	4	2 %
<b>Total Eclectic Houses</b>	<b>19</b>	<b>9.5 %</b>
<b>Modern Houses (1935- Present)</b>		
Contemporary	6	3 %
Early/ Transitional Ranch	35	17.5 %
Ranch	80	40 %
French Provincial	5	2.5 %
American Colonial Revival	4	2 %
California	6	3 %
Spanish Colonial Revival	8	4 %
Folk Revival	8	4 %
Spanish Modern	5	2.5 %
<b>Total Modern Houses</b>	<b>157</b>	<b>78.5 %</b>
<b>Other</b>		
Commercial Strip	3	1.5 %
Folk/No style	23	11 %
<b>Total Other</b>	<b>25</b>	<b>12.5 %</b>

## The Romantic House Era (1820-1880)

### Octagon House (1850-1870)



814 N. Lehmberg Avenue (EA-179), circa 1930

814 N. Lehmberg (EA-179) is the only known building in Casa Grande that could be classified as an Octagon House. It is an apparent anomaly existing in the Evergreen Addition, and in the larger context of housing styles nationwide. While Octagon Houses were built nationally in the mid-19<sup>th</sup> century, this example appears to have been built in the 1930s.

Not only is the time frame of its attributed construction an anomaly, but also its very existence in Casa Grande, as this is a very rare style. Examples of this style are found predominantly on the east coast and in the Midwest, not the southwest, and probably only a few thousand were originally built. However, as Casa Grande has a number of unusual structures, this home should be considered as a late survival a revival of the original trend.

The style had a limited popularity after the publication in 1949 of a book entitled, The Octagon House, A Home For All. The book was written by Orson S. Fowler, who advocated the use of this style of house based on several different claims. Foremost, he claimed that the octagonal form would reduce building costs and heat loss through walls based on the fact that an octagon encloses more floor space per linear foot of exterior wall than a square or rectangular building. Along this same line of reasoning he also argued that octagonal forms had increased sunlight and ventilation, and that dark and useless corners were eliminated. However, these claims

proved unfounded, and despite publication of octagon houses in at least seven pattern books in the 1850s, the octagon house quickly faded in popularity.

Fowler's premise for the octagon house was based on a scientific approach to construction, and he also advocated the implementation of other scientific approaches in octagonal home construction that were still considered innovative at the time. These improvements included new technologies such as indoor plumbing, central heating, and walls made of materials such as poured concrete and lumber scraps.

Most octagon houses are eight-sided, but there are also six-, ten-, twelve-, or sixteen-sided forms, and a few are round. Most octagon houses are two stories. Octagonal houses typically have low-pitched, hipped roofs, wide eave overhangs and eave brackets. Most also have porches. The aesthetic prototype is devoid of decoration, as Fowler stressed the beauty of the form itself. However, many octagons do exhibit the detailing of other styles popular during the brief era of this style's construction, such as Greek Revival, Gothic Revival and Italianate.

## The Eclectic House Era (1880-1940)

Nationally, the Eclectic movement began at the end of the 19<sup>th</sup> century with period house designs. However, the emergence of these period styles at the end of the 19<sup>th</sup> century began primarily with large estates near major U.S. cities. These were primarily houses for a wealthy clientele, and their European-trained architects utilized the period styles found abroad. The influence of these styles became more pervasive after the Chicago's Columbian Exposition of 1893, which provided broad exposure to historical styles and stressed historical accuracy in their revival.

However, the momentum of these revival styles abruptly ended with the turn of the century as architectural modernism, represented by the Craftsman and Prairie styles, was introduced. Although, these modern styles, too, were initially introduced used on larger homes for a wealthy clientele, the architectural vocabulary and materials could easily be adapted to a broad range of housing. With the innovative openness in plan, these two styles promised a modern lifestyle at the beginning of the new century, and their use became widespread, dominating domestic architecture in the first two decades of the 20<sup>th</sup> century. In the Evergreen Addition, there are few houses that employ the Craftsman style and none that utilize the Prairie Style; the Evergreen Addition was not platted until 1928, by which time these styles were no longer commonly in use as World War I brought about an abrupt end to this first phase of the modern movement.

After World War I, architectural style preferences for domestic architecture shifted once again back to period revival. However, the difference in the use of period revival styles at this time was that now, instead of the utilization of these styles being utilized on primarily large architect-designed landmark buildings for wealthy clients, they were

now being employed on more modest dwellings. This change was in part enabled by developments in technology, as in the 1920's, inexpensive techniques were perfected for adding thin veneers of brick or stone to the exterior of the traditional balloon framed house, making it possible to replicate the styles formerly possible on only expensive houses of solid-masonry construction. In Arizona, the most common examples of include the Tudor Revival style, the English Cottage Revival style, and the Spanish Colonial Revival style. Period Revival residential architecture in the Evergreen Addition is minor, most probably related to the fact that in Casa Grande and in the period from the beginning of the Great Depression in 1929 until the beginning of World War II in 1941 was relatively quiet. Much of the Evergreen Addition was not developed until the 1940s and 1950s by which time the use of Period Revival styles was in decline.

Less than one tenth of the historic housing stock in the survey area represents the Period Revival era. Some homes continued to be built for several years after the stock market crash into the early 1930s, but this activity soon died out. In the late 1930s, America began to pull out of the Depression, partly in response to the New Deal policies of the Federal Government. Slowly at first, house construction resumed in the late 1930s and launched into full production upon the return of GIs from the war looking to start families. In the mid 1930s, a second era of modernism began with the introduction of the International Style and Modernistic Styles in the United States. These movements were considered extremely avant-garde and had a limited popularity in the United States. However, the styles that were later derived from these styles following World War II, such as the Ranch and the Contemporary, would dominate American domestic architecture.

## *Anglo-American, English, and French Houses*

### **Tudor Revival (1890- 1940)**

The Tudor Revival style is the only style of the Anglo-American, English, and French Provincial Revival influence evidenced in the Evergreen Addition. The Tudor Revival was an extremely popular style nationally for use on domestic architecture in the early 20<sup>th</sup>-century; only the Colonial Revival rivaled it in popularity across the country. However, in Casa Grande, as elsewhere in Arizona, the preference was for Spanish-style architecture that summoned the region's past. Therefore the styles that were most popular on a national scale are seen much less frequently in Casa Grande, and this is reflected in the percentage of the residences built in the Tudor Revival style in the Evergreen Addition, as well. Only 2% of the buildings surveyed in the Evergreen addition employ this style.

Like the other revival styles of the period, the Tudor Revival style was a romanticization and only loosely based on English precedents. Rather, than being a close facsimile to the Tudor architecture of early 16<sup>th</sup>-century England from which the style draws its name, the style is instead based loosely on a variety of late Medieval English prototypes. These prototypes are a mixture of elements freely combined from domestic buildings ranging from thatch roofed folk cottages to palaces. This romanticization is exemplified in the use of the steeply pitched gables that are found on almost all Tudor Revival houses, for these gables are not found in many of the English precedents but are almost universally present in Tudor Revival style buildings. The façades of Tudor Revival houses are usually dominated by one or more prominent steeply pitched cross-gables.

Tudor Revival houses are further classified into the following subtypes based on the type of materials or type of architectural vocabulary they employ: stucco, brick, stone, wooden wall cladding, false thatched roof, or parapeted

gables. Other characteristics of the Tudor Revival style include decorative half timbering on facades; tall narrow multi-light windows arranged in groupings; and massive chimneys, often with decorative chimney pots at the top.



928 N. Kadota Avenue (EA-123), circa 1931-32

In the Evergreen Addition, one of the two examples of English Tudor Revival in the area, located at 928 N. Kadota Avenue (EA-123), exhibits much of the architectural vocabulary typical of the style. It is of the stucco subtype, with a steep cross-gabled roof and has elements such as decorative half timbering, multi-light windows arranged in groupings, and a massive chimney with decorative chimney pots at the top.

### *Mediterranean Period Houses*

#### **Spanish Colonial Revival (1915-1940)**

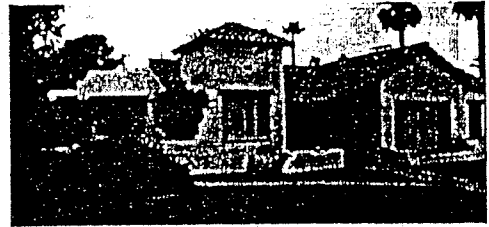
In Casa Grande, although there are styles indicative of the period revival styles popular nationally, there seems to be a particular preference for those styles that reflected a Spanish heritage. Houses with Spanish-style features had become popular particularly in California and Florida, where they were appealing to new migrants because of an association with the "easy-going" and slow-paced way of life of the Mediterranean and Latin America. This style also benefited from an association with the glamour of Hollywood, and it conveyed a sense of historical depth that was missing in the subdivisions sprouting up everywhere in these two states. At this time, too, there was a new emphasis on healthy living through the outdoors, especially in California. The Spanish Colonial Revival house, with its emphasis on outdoor relationships, was particularly

well suited to the new ideas about health, as well as the temperate climates of these two states. As these two states set the tone for national popular taste even in the early 20<sup>th</sup> century, buildings in this style were soon being built in the rest of the country, particularly in the Southern and Southwestern regions with their more temperate climates.

In Casa Grande, as in other Arizona towns within close proximity to the Mexican border, there was an affinity and assimilation of Hispanic culture and tradition that made Spanish styles particularly appealing. The Spanish Colonial Revival style, although a romanticized version of the Spanish past (and perhaps because it was a romanticized version), validated the unique history of the region rather than harkening back to English colonial roots that were so far removed in the West. The influence of Spanish-style architecture in Casa Grande extends far beyond the houses and buildings that are fully realized examples of the style; indeed, if there is an overall design motif for Casa Grande, it might well be "Spanish-style" architecture. There are many unstyled buildings that employ one or two Spanish Colonial Revival details, and many others that have tile roofs or stucco finishes.

Spanish Colonial Revival buildings feature red-tiled hipped or gabled roofs. Stone or brick exterior walls are typical; the walls are often left exposed or are finished in plaster or stucco. Arcaded porches and loggias also are typical architectural elements of the Spanish Colonial Revival style. Windows on buildings of this style can either be straight or arched, and wrought iron is often used both decoratively and functionally as grills over windows. Wrought iron is also used for gates or balconies. Arcaded elements are used as surface decoration, and for openings and fenestration; common applications include compound arches for windows, arcades supported by columns with carved and molded capitals, niches, and arcaded cornices to highlight the eaves. One architectural feature unique to Spanish Colonial Revival is the ornate low relief carvings

that are often utilized. These can be used to highlight arches, columns, window and door surrounds, cornices and parapets. Large buildings in this style often also have facades enriched with curvilinear and decorated parapets, cornice window heads, and symbolic bell towers.



929 N. Lehmberg Avenue (EA-154), circa 1929

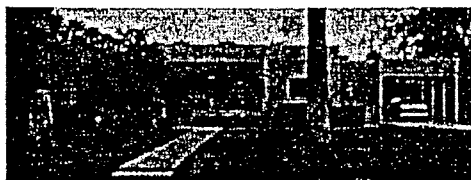
5% of the houses in the Evergreen Addition are Spanish Colonial Revival. This is not a large number for the overall composition of the area. However, this percentage comprises half of the buildings in the Evergreen Addition that employ a style other than a Modern Era style and considering the small number of houses that were built in the Evergreen Addition prior to 1935 when Modern Era houses first began to be built, this relatively small percentage of Spanish Colonial Revival Houses is significant.

There are several Spanish Colonial Revival houses in the Evergreen Addition that are well-articulated architectural expressions of the style. One of the most fully realized examples is located at 929 N. Lehmberg Avenue (EA-154). It features the typical red-tiled gabled roof, stucco finish, and loggia. This example also employs the form of the symbolic bell tower on its façade.

#### Pueblo (1905-1940)

Pueblo style architecture has deep roots in the indigenous building traditions of Mexico and the American Southwest, which accounts for its popularity in the Southwest. Pueblo Revival was arguably the most self-conscious of the academic revivals as it evolved out of the desire to develop American styles of architecture that were adaptations of indigenous building traditions. Architects working

for railroads, hotels, and tourism promoters in New Mexico and California developed it. They sought a style that would attract the attention, and therefore the patronage, of Eastern tourists eager for a glimpse of the Southwest's exotic Indian and Hispanic cultures. This is in contrast to the national popularity of Spanish Colonial antecedents. The romanticized Spanish Colonial Revival style had a European lineage that most Americans outside the Southwest could relate to and romanticize, opposed to the Indian and Mexican cultures represented in the forms and building techniques alluded to in the Pueblo Revival style. Americans were decidedly less interested in anything that seemed either too Indian or Mexican and, thus, the Pueblo Revival style never attained the popularity of other revival styles nationally. The style remained confined largely to California and the Southwest and had relatively little impact on plan books. However, by the end of the first decade of this century, the Pueblo style had been adopted by the City of Santa Fe as its preferred architectural style. At the same time, artists living in Taos were embracing not only Indian decorative arts but also local Hispanic building traditions, thus further promoting the style. Examples that are most characteristic of the aesthetic prototype have a sculptural, handmade quality with battered walls, rounded corners, and rounded edges on parapets, and projecting rounded roof beams or vigas. Pueblo style buildings are flat-roofed structures, often with stepped parapets and several different roof levels that contribute to the effect of stepping or terracing. Pueblo style buildings are typically clad with stucco or plaster over frame, adobe, cast concrete, or concrete block. Straight-headed windows are generally set deep into the walls. Surface ornament is usually simple and integral, rather than applied. Integral ornament consists of elements such as roughly hewn exposed wood window lintels over doorways and window openings, unpainted round porch posts, and canales (water spouts) placed at the level of the roof plane high on the parapet walls.



904 N. Lehmberg Avenue (EA-180), circa 1940

There is only one example of this style in the Evergreen Addition, located at 904 N. Lehmberg Avenue (EA-180). In general, the Pueblo Revival style had a limited popularity in comparison to the Spanish Colonial Revival style with which it was contemporary. This example is a well articulated, but not fully realized, example of the style. It has an earth-colored stucco exterior, different roof levels, and simple ornamentation such as decorative wood posts and canales on the façade.

### *Early Modern Houses*

Homes of the Early Modern era filled in many residential lots in the original Evergreen Addition. About 2% of the historic houses in the Evergreen Addition are early-modern era homes.

#### **Bungalow/ Craftsman (1905-1930)**

The tenets of the Bungalow/ Craftsman movement in architecture were in direct contrast to the machined and highly ornate decoration of the preceding Victorian era. While the Victorian era had been one of conspicuous consumption, manifested in the ornate decoration and highly formalized room layouts, the bungalow was a shift to what was perceived as a less-artificial lifestyle. The Bungalow/ Craftsman Movement was a direct outgrowth of one of the principle ideologies of the Arts and Crafts Movement, which held that there was a morality that developed from the creative expression of making things oneself, and advocated the active pursuit and cultivation of this morality. The Bungalow/ Craftsman movement utilized natural materials, informal and open room layouts, smaller residences, and an emphasis on decoration created through craftsmanship, particularly with the use of motifs from the natural world. (Kostof, p. 45)

The typical plan-book (bungalow) or craftsman house is a one-story house with gently pitched broad gables, usually front-gabled or side-gabled. The principles that governed these designs included expression of structure; Rafters, ridge beams and purlins often extend beyond the wall and roof, and decorative structural expressions at the ends of gables also emphasize the feeling of shelter provided by the roof. Other characteristics include the use of exposed natural materials such as cobblestones or wood shingles; a horizontal and informal emphasis in massing with large, shaded porches; The eaves are typically wide overhangs that serve to emphasize the feeling of shelter; often these overhangs have exposed rafter tails and eave brackets, and an emphasis on a high level of individual craftsmanship reflected in joinery, stained glass, or other special hand-made features.

Further emphasizing this natural aesthetic, earth tones are often used for paint colors and stains on trim work, exterior finishes or exposed structural members. Chimneys are typically placed on an exterior wall and are of materials such as rubble, cobblestone or rough-faced brick. There are typically small windows that flank the chimney; other windows are typically larger casement or double hung windows with divided light sashes over large undivided sashes (3/1, 4/1 and 8/1 are common). The above elements are elements common to most bungalows; however, the bungalow as a simple and functional house was subject to many variations during the era.

Quite a few intact examples of Arts-and-Crafts era design remain in the historic residential districts of Casa Grande; however, this style is uncommon in the Evergreen Addition. Only 2% of the residences in this area utilize the Bungalow style in any manner. These Bungalows are compact, simple examples with little detail.

## The Modern Era (1935-1967)

Beginning just prior to World War II, popular architectural styles once again began to shift. A variety of influences dictated a change in the popular styles, including the need for inexpensive, mass-produced housing, the rise of a massive middle-class interested in a suburban lifestyle, Federal policies for VA and FHA financing of home ownership, and a general architectural trend away from romantic revivalism and toward Modern-movement architecture and the machine aesthetic. By the mid-20th century, there had been a major shift in design, the construction process, and in the fabrication of building materials; in large part, this shift was due to the effects of the Modern Movement in architecture that had begun in the 1920s with the introduction of the International Style. Modernism espoused the use of building materials that were produced by a more industrialized, machined method than the methods of a century earlier, and buildings were designed to be fabricated and erected quickly and efficiently. In the United States, efforts at mass production were not entirely a new idea; efforts at mass production through machination had been ongoing since the construction method of balloon framing had first been introduced in the 1830s. However, "it was after the Second World War that mass production found its chance. When the veterans returned by the millions, conditions were finally right." (Kostof, p.60)

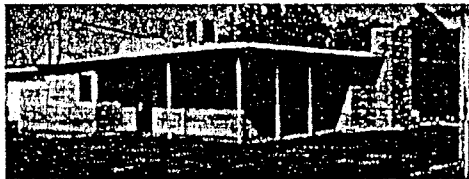
Of the properties included within the surveyed area, nearly 80% are Modern houses. Especially when considering that only an additional 10% of the buildings within the surveyed area employ a style, and the rest are unstyled, the modern house era is undoubtedly the prevalent era of housing within the Evergreen Addition.

### Contemporary (1940-1980)

This style utilizes architectural vocabulary of the earlier Prairie and International styles, and was widely used in architect-designed houses built from

about 1950-1970. The Contemporary Style is divided into two subtypes based on which of the two referenced styles it follows more closely, the Prairie or the International. The Contemporary Style of both subtypes has a horizontal emphasis in both expression of materials as well as form, and most houses of this style are one-story in height. However, two-story versions are commonly found, as well.

The subtype that utilizes the International style vocabulary is often referred to as American International, as it has the same flat roof and lack of decorative detailing. It differs from the International style in that the walls are not stark white stucco wall surfaces, but are instead various combinations of wood, brick or stone. This emphasis on natural materials was quite different than that of the International Style buildings of the preceding era. International style buildings were meant to be sculptural in the way they related to the surrounding landscape, while in contemporary style buildings, the emphasis was on integration into the landscape.



414 E. Ninth Street (EA-14), circa 1947

The most fully realized example of a Contemporary Style house in the Evergreen Addition is located at 414 E. Ninth Street. Its stark geometry, flat roof, and overhanging porch cover with light supports and are reminiscent of the International Style. However, the PermaStone façade is clearly indicative of the attempt to make this Contemporary house integral with the landscape.

The other subtype of the Contemporary style makes more use of the architectural vocabulary of the Prairie style with elements such as overhanging eaves, exposed roof beams, and heavy piers supporting gables. Again, as in the other subtype, the emphasis is on combinations of natural materials such as wood, brick, and stone wall cladding. Roofs in Prairie Style influenced Contemporary architecture are usually low-

pitched and hipped, with wide overhanging eaves to convey a feeling of shelter. Often, massive, square porch supports are used to create the effect of the house melding with the ground plane, and to create a feeling of solidity. The Prairie style architecture from which this Contemporary subtype draws its inspiration was conceived to be integral with and to reflect the natural landscape of the American Midwest; thus, an emphasis is placed on achieving horizontal emphasis visually. Elements such as cornices and façade detailing are utilized in a manner to re-emphasize the horizontality created with the building's massing. As in the international style influenced contemporary subtype, there is an absence of decorative detailing; rather, decoration is achieved through the use of materials and the expression of structure.

The house located at 800 N. Kadota Avenue shows some of this Contemporary detailing and massing. It too, utilizes PermaStone to convey horizontality and integration with the landscape. The square bay window projection, the recessed porch entry, and raised exterior porch further emphasize the horizontal geometry of the building's massing.



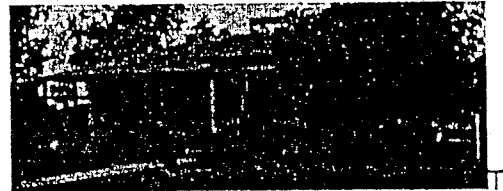
800 N. Kadota Avenue (EA-133), circa 1957

#### Transitional Ranch (1935- 1950)

In established neighborhoods such as the Evergreen Addition, modern style houses were used as infill homes despite the narrow lots typical of early 20<sup>th</sup> century subdivisions. Between about 1935 and 1945, houses were built in these areas, which, while clearly not Eclectic homes, were not yet archetypal Ranch houses either. The design of these homes was precursory to the Ranch style aesthetic as ornamentation and form became more modest and simple. This was partly in response to the development of new modern materials and in part to the machined aesthetic introduced by the International style in the United States.

This style is also commonly referred to as Minimal Traditional.

Often in Transitional Ranch houses, there is interplay between materials held over from earlier types of construction and newer materials, such as steel casement windows. Eclectic house forms or details are also often incorporated, such as exposed rafter tails.

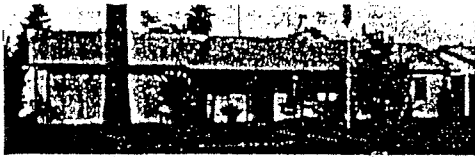


1101 N. Kadota Avenue (EA-91), circa 1949

The dwelling located at 1101 N. Kadota Avenue is a typical Transitional/Early Ranch house. It is one story, and L-shaped in plan with a small, box-like form. The roof is a low-pitched hipped roof (roofs can also be gabled or double gabled, and it is common for the gable ends to be sheathed in horizontal siding.) Typical of materials on this style of house, the walls are of brick and the roofing is of asphalt shingle. Stucco is also a common material for wall surfaces, but none is present on this example. Also typical of this style of house, there here is a small, wood columned porch over the entry at the juncture of the two wings of the house. The fenestration is simple with square divided light, metal-framed casement and fixed windows placed centered on walls.

Occasionally in examples of this style, there are corner windows present. Door openings are generally simple rectangular openings, as well. Sometimes decorative wood trim to simulate shutters is placed around window openings.

## Ranch Style (1940 - 1955)



1017 N. Lehmberg Avenue (EA-149), circa 1946

Reminiscent of the Bungalow/Craftsman style, the Ranch style emphasizes horizontality and simplicity in design. Built in subdivisions recognizing the rising importance of the automobile and the decline of pedestrian travel, the houses were generally oriented with the long dimension parallel to the street. This gave the homes a horizontal massing and made them appear larger (hence the "rambling Ranch"). The Ranch Style, like the Craftsman style of the preceding era, responded to the demands of a shifting American lifestyle; Americans desired an environment that was more convenient, efficient and flexible than houses of the past. The Ranch style answered to these demands with an open floor plan. The lack of stairs in these typically one-story houses also lent an air of ease to movement between the interior environment of the house and the exterior environment without.

As ultimately executed, the Ranch style homes were sheathed in various materials, including brick, concrete block, and board-and-batten siding. The Ranch style also became synonymous with modern materials and construction methods, which were not used during the Eclectic House era, including concrete, block, concrete slab-on-grade floor construction, and steel casement windows. Ceiling heights became standardized at eight feet. Ranch houses were economical, suburban, and mass-produced.

After World War II, the Ranch style became better defined as a style and purer examples were built. The gable-front-and-wing form of this home be-

came the hallmark of Ranch style tract housing in the fifties and early sixties.

Several sub-types of Ranch houses were developed by combining the basic Ranch form and construction details with other stylistic influences. The Evergreen Addition features a full range of Ranch house design. The French Provincial, the American Colonial Ranch, the Spanish Colonial Revival Ranch, the Prairie Style Ranch, and the California Ranch are all present to varying degrees in the Evergreen Addition.

### *French Provincial*

The most common subtype found across the country is the French Provincial Ranch. The French Provincial Ranch is identified primarily by references to detailing from French domestic architecture; however, like stylistic references made in preceding eras of architecture, many of these stylistic references are loosely based and interpretive. At the same time, the use of this architectural vocabulary is stylistically cohesive in its use during this era and easily recognizable. The predominant feature is a multiple hipped roof form, often medium-pitched, and with shallow or no overhangs. Fenestration patterns include shuttered, small multi-paned picture windows; flat or segmental-arched windows; square or slanted bay windows with small square or diagonal glass panes; and pairs of tall casement windows. Sometimes window dormers penetrate the eaves, and louvered shutters on windows are also common. Other detailing includes small front porches with fancy wood posts or wrought iron columns, and detailing is often more lavish on expensive houses to evoke the French Regency Style.



919 N. Lehmberg Avenue (EA-155), circa 1950

The French Provincial Ranch located at 919 N. Lehmberg Avenue is very restrained in its use of the style; most of the reference to the style is in the proportions and form of the building. The style is evidenced its roof, which is steeper than that of the typical ranch, hipped in shape, and with little overhang.

#### *American Colonial Ranch*

The American Colonial Ranch applied American Colonial Revival ornamentation to a low, linear, symmetrical Ranch style massing. Characteristics of the American Colonial Ranch include detailing such as roof forms trimmed with classical moldings and accentuated entries such as porches or doorways with Federal or Greek Revival surrounds and classical doors. This style of building is usually clad in horizontal siding, shingles or painted brick and color schemes are light to evoke the Colonial architecture of New England to which this style of ranch house refers. The fenestration on this style of building is designed to be evocative of American Colonial architecture, as well, with small-paned casement windows and dark-colored louvered shutters. Classically inspired moldings adorn cornices, window and door openings. Chimneys are usually of masonry and are very simply detailed.

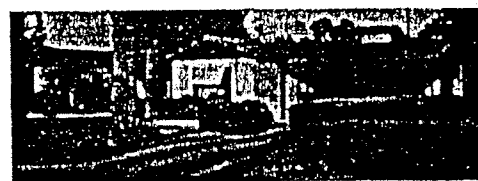


921 N. Cameron Avenue (EA-10), circa 1953

An example of this style in the Evergreen Addition is located at 921 N. Cameron Avenue. It is fairly typical of the American Colonial Ranch style, although in this example, there is no special emphasis given to the entry. Elements typical of the style on this house are the shutters around the windows, the painted brick façade, and the light/dark color scheme.

#### *Spanish Colonial Revival Ranch*

This type of Ranch House took its inspiration from earlier Periods. Like other ranch revivals, this style borrows decorative elements of the Spanish Colonial Revival of the preceding era and blends them with the ranch style. The Spanish Colonial Ranch added Spanish tile roofs, exposed brick construction, and details such as *rejas* (grilles) over the windows. Identifying characteristics of the style are low, linear, asymmetrical facades with white-stuccoed walls and red tiled, low pitched gable roofs. Roman arches or flat-topped openings often proliferate on facades and small porches and massive white-stuccoed or painted brick chimneys are common. Exposed rafter tails are found on some examples.



922 N. Lehmberg Avenue (EA-175), circa 1957

The house at 922 N. Lehmberg Avenue is an architecturally well-articulated example of the Spanish Colonial Ranch style. It has the long, broad form and shallow roof of the typical ranch. However, rather than the L-shaped plan of the typical ranch, the house is U-shaped to form a courtyard entry as is more typical of Spanish style.

#### *California Ranch*

The style of the California Ranch house was evocative of low, linear nineteenth century, western ranch prototypes. The style repeated the basic shape, roof type and materials of these earlier models with a low, very horizontal orientation and low-pitched gable or hip roof, often covered with wood shakes. *Sunset* magazine, which publishes house plans particularly sited to the western lifestyle and climate, promoted the style for more than two decades as it published California Ranch House plan books annually. However, the

style was popular not only in the west, but nationwide.



1016 N. Brown Avenue (EA-65), circa 1965

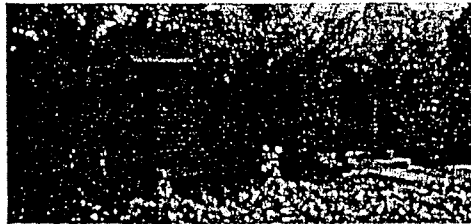
The most historically intact example of the California Ranch Style is located at 1016 N. Brown Avenue. It has a low-pitched gabled roof covered in wood shakes. This house also features a combination of exterior materials, as was so common of houses of this style; the front façade has vertical board and batten combined with a brick facing. Wood siding covers the gable ends, as is also typical.

#### *Folk Revival Ranch*

The folk revival house present in the evergreen addition differs in several respects from the folk tradition to which it refers. One of the main characteristics of a folk house is the absence of direct reference to any sort of style. In the United States, these folk traditions have generally evolved from old-world vernacular houses or from construction technologies generally available in historic times, and now classified as "National Folk". House form further classifies national Folk houses; one of the most common house forms nationally is the "hall-and-parlor" house, where a two-room home presents its broad side to the street covered with a side-gabled roof. Other forms also related to room arrangement or roof shape include the gable-front (or shotgun), the massed-plan side gable, and the pyramidal or hipped roofed house.

In the Evergreen Addition, folk house forms are melded with the ranch forms of the era typical of these buildings' construction. There is one folk revival building in the Evergreen Addition, in particular, that is very self-consciously referential of the folk tradition; it references the folk tradition of log cabins and

is located at 913 N. Kadota Avenue (EA-101).



913 N. Kadota Avenue (EA-101), circa 1955

The way in which this folk revival building is referential of a the log cabin as a style rather than as a typology is exemplified in the way in which the building is constructed; whereas, the log cabin and other folk buildings were a result of building with materials readily on hand, the log-shaped wood siding on the building self-consciously refers to the log cabin as a style. That this house is a romanticized version of national folk as a style rather than as a typology is further exemplified by its reference to a simple hall-and-parlor form with side gable massing and an entry centered on the broad front of the house.

That this style as exemplified in the Evergreen Addition is a romanticization of National Folk, rather than a national folk example itself is further exemplified by the buildings location within the Evergreen Addition itself. National Folk houses are generally associated with rural or agricultural areas, or occasionally with areas that were built by low-income individuals outside wealthier area carrying restrictive zoning. Although the Evergreen Addition and the larger context of Casa Grande are agricultural in nature, the Evergreen Addition was constructed for the wealthier residents of Casa Grande. The Folk Revival Ranch buildings in the Evergreen Addition are of a comparable cost, size and quality to many of the other homes built during this era in this neighborhood.

## Context 2

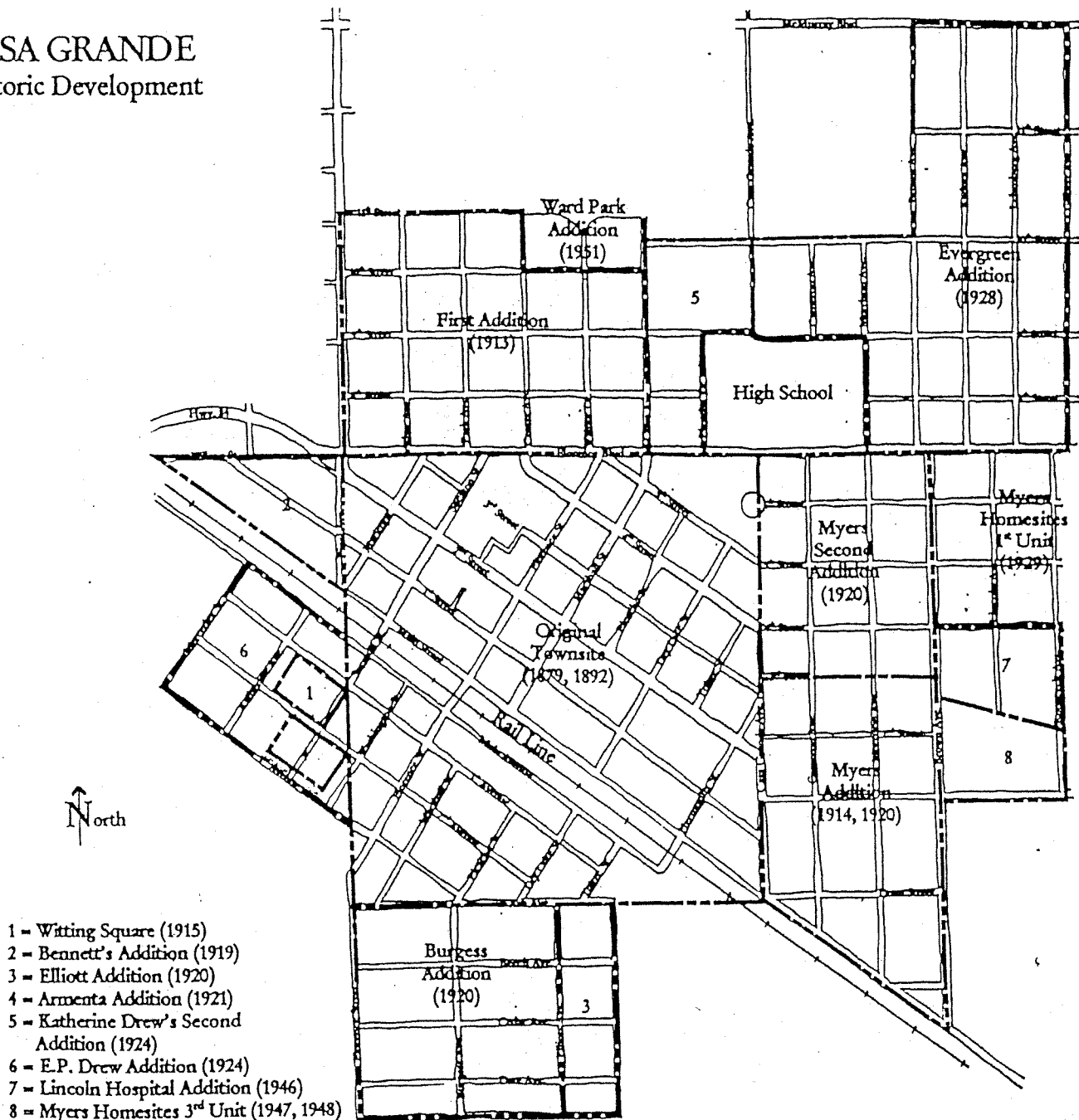
Community Planning and Development of Casa Grande, 1879-1950

The Evergreen Addition typifies subdivision development in Arizona in the first half of the twentieth century. Its history and form encapsulate trends that were being played out throughout Arizona during this period: It began as part of a homestead adjacent to a railroad townsite, underwent speculative subdivi-

sion prior to the Depression, and experienced a post WWII construction boom.

Casa Grande was established in 1879 as a railroad town. Typical of towns like Flagstaff, Holbrook, and Winslow, the townsite was laid out with a street system parallel to the railroad tracks. The most important street in town, initially, was Main Street, along the railroad line. Like these other towns, as the town grew

### CASA GRANDE Historic Development



in size away from the railroad its influence was felt less and less. The greater influences became the other transportation corridors, first for wagons, and later for automobiles and trucks.

After the water reclamation projects of the early teens Casa Grande's importance as an agricultural area grew. The areas around the town were homesteaded for farms. One homestead, the 640 acre William B. Reid homestead of 1891, included all the land that would eventually become the Evergreen Addition. Mr. Reid's homestead contained portions of three sections to the east, and northeast of the original townsite section that was platted in 1879 and 1892. Not surprisingly, his land, adjacent to the townsite and straddling the section line road that would become Florence Boulevard, was developed early.

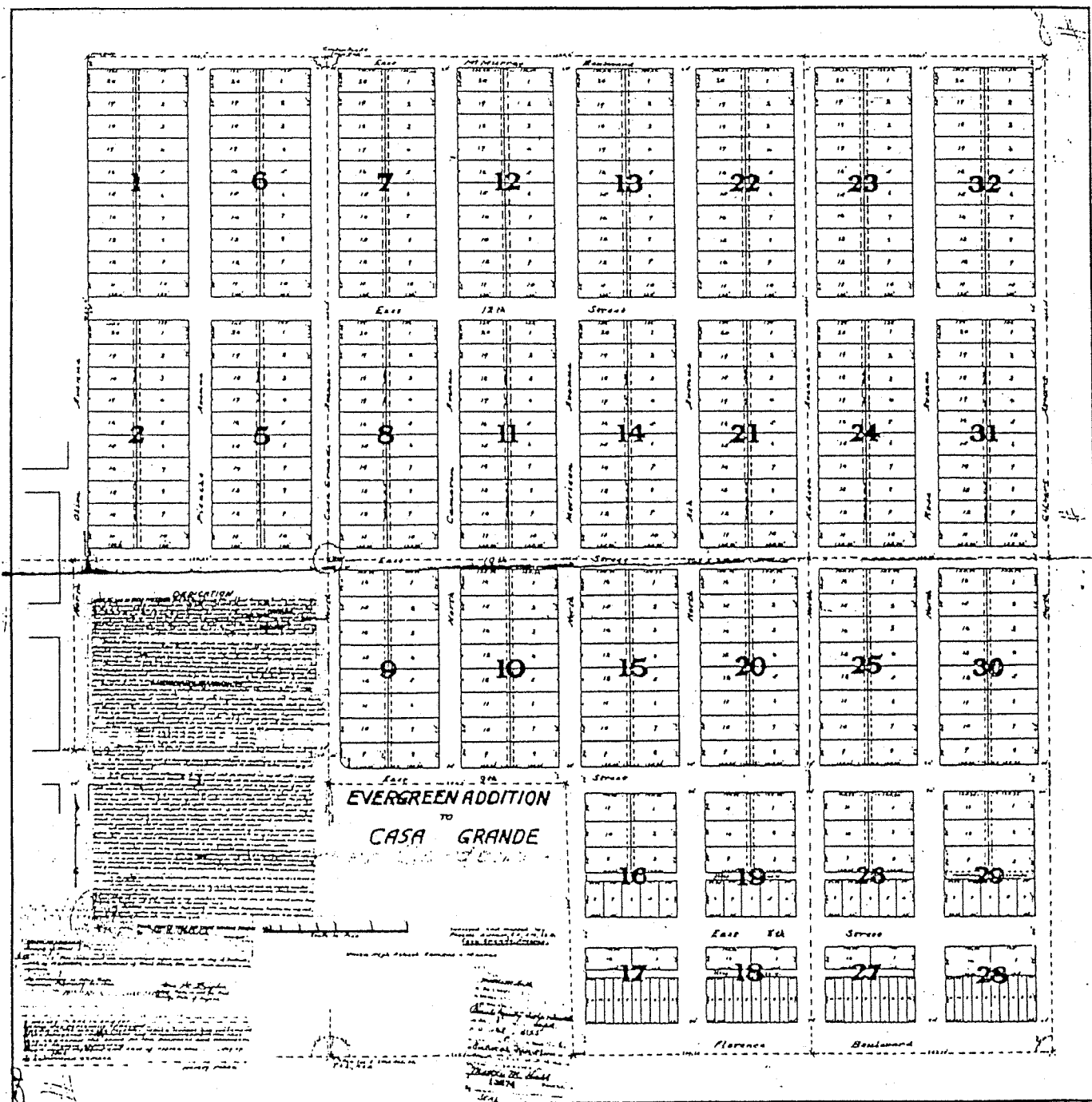
The first major addition to the townsite in 1913 immediately broke from the railroad orientation in favor of one to the cadastral survey system of townships, ranges, and sections, avoiding the un-economical odd-shaped parcels that resulted from the older system. Similar additions in 1914, 1920, and 1924 soon bordered the original townsite on the north, south, and east.

Evergreen was platted in 1928 by the Pinal County Title and Trust Company, as trustee, for owners that included members of the Bradley and Gilbert families. At the time, the subdivision was considered to be a suburb of Casa Grande and was marketed as a country place for Casa Grande's upper class. Many of these planning ideals were set forth as deed restrictions that required a certain value home to be built and that forbade certain activities. The following Dedication and Deed Restrictions were recorded with the plat:

The undersigned further declares that the following restrictions upon the use of lots depicted in said plat shall be in full force and effect and shall be referred to in each and every deed transferring any

lot as above described and such restrictions shall be for the use and benefit of the Trustee and of each and every owner of lots in said subdivision, their heirs, executors, administrators, successors or assigns:

1. All restrictions shall continue in force until January 1, 1938, provided however that at any time after January 1, 1933 the municipal authorities of Casa Grande may alter, amend or rescind these restrictions (but shall not include the reservations for easements herein above provided);
2. No buildings except apartment houses and flats, bungalow courts, duplexes and dwelling houses and private garages and necessary out-buildings used in connections therewith, shall be erected in Blocks 1 and 2, 5 to 15 inclusive, and 20 to 25 inclusive, and 30 to 32 inclusive excepting on Lots 8 and 9 in Blocks 9 and 10. Apartment houses and flats, bungalow courts and duplexes shall cost at least twice the amount hereinafter fixed as the cost of a single dwelling house.
3. A hotel may be erected anywhere in said subdivision at a cost of not less than the sum of \$100,000.00
4. The cost of residences shall not be less than as shown by the following schedules:  
  
Blocks 1, 6, 7, 12, 13, 22, 23 and 32  
\$2,000.00  
  
Blocks 2, 5, 8, 11, 14, 21, 24 and 31  
\$2,500.00  
  
Blocks 9, 10, 15, 20, 25 and 30  
\$3,000.00  
  
Blocks 16, 17, 18, 19, 26, 27 and 28 are mixed residence, apartment house or business property, and no building for apartment house or residence shall be erected thereon at a cost of less than \$3,000.00.
5. In computing the cost of a dwelling house, apartment, flat, or duplex, no allowance shall be made for landscaping, sidewalks or garage (unless garage is attached to the dwelling by at least on common wall).



6. No garage or other outbuilding of any kind shall be erected on any lot until a dwelling house shall have been erected thereon which shall comply with the restrictions herein contained.
7. No dwelling shall be placed on any lot nearer than 20 feet to the front line of the lot upon which it is built; and porches and other projections shall be deemed to be a part of said dwelling within the meaning of this restriction. No garage or outbuilding shall be erected on any lot nearer than 60 feet to the front line

of the lot upon which it is built, except where the garage shall be constructed as an integral part of the dwelling house. No structure except garage shall be constructed nearer than 71/2 feet to the side line of the lot upon which the same may be built. This does not apply to business blocks. Adobe buildings cannot be constructed in this addition except where the cost of same exceeds \$2,500.00, and all adobe walls thereof are supported by concrete foundations, and all outside walls are pebble dashed or stuccoed.

8. All lots owners shall be required to pay their pro rata share of pumping expenses for irrigation water used on said premises; and all lots shall be deemed to be of equal size in ascertaining the pro rata share. This provision shall not apply to the mixed business and residential district unless the owners thereof desire to be served with irrigation water.
9. All lot owners except in the mixed business and residential districts shall be required to plant and maintain four (4) citrus trees from and after the completion and occupation of a dwelling house on said lots.
10. In order that installation of public utilities may be had with the least inconvenience, no trees shall be planted so close to the alleys that interference will be had with pole lines or mains; and if inadvertently trees are so planted, permission is hereby granted to trim or cut down interfering trees.
11. No poultry or livestock shall be permitted on Blocks 2, 5, 8, 11, 14, 21, 9, 10, 15, 16, 17, 18, 19 and 20 in said subdivision.
12. No business structures on Blocks 8, 9, 10, 16, 17, 18, 19, 26, 27, and 28 shall be erected thereon at a cost of less than \$2,000.00 exclusive of sidewalks, and all business structures shall be of fireproof construction.
13. No lot or any part thereof, or any structure thereon, shall ever be let, leased, sold or transferred to anyone not of the white or Caucasian race.

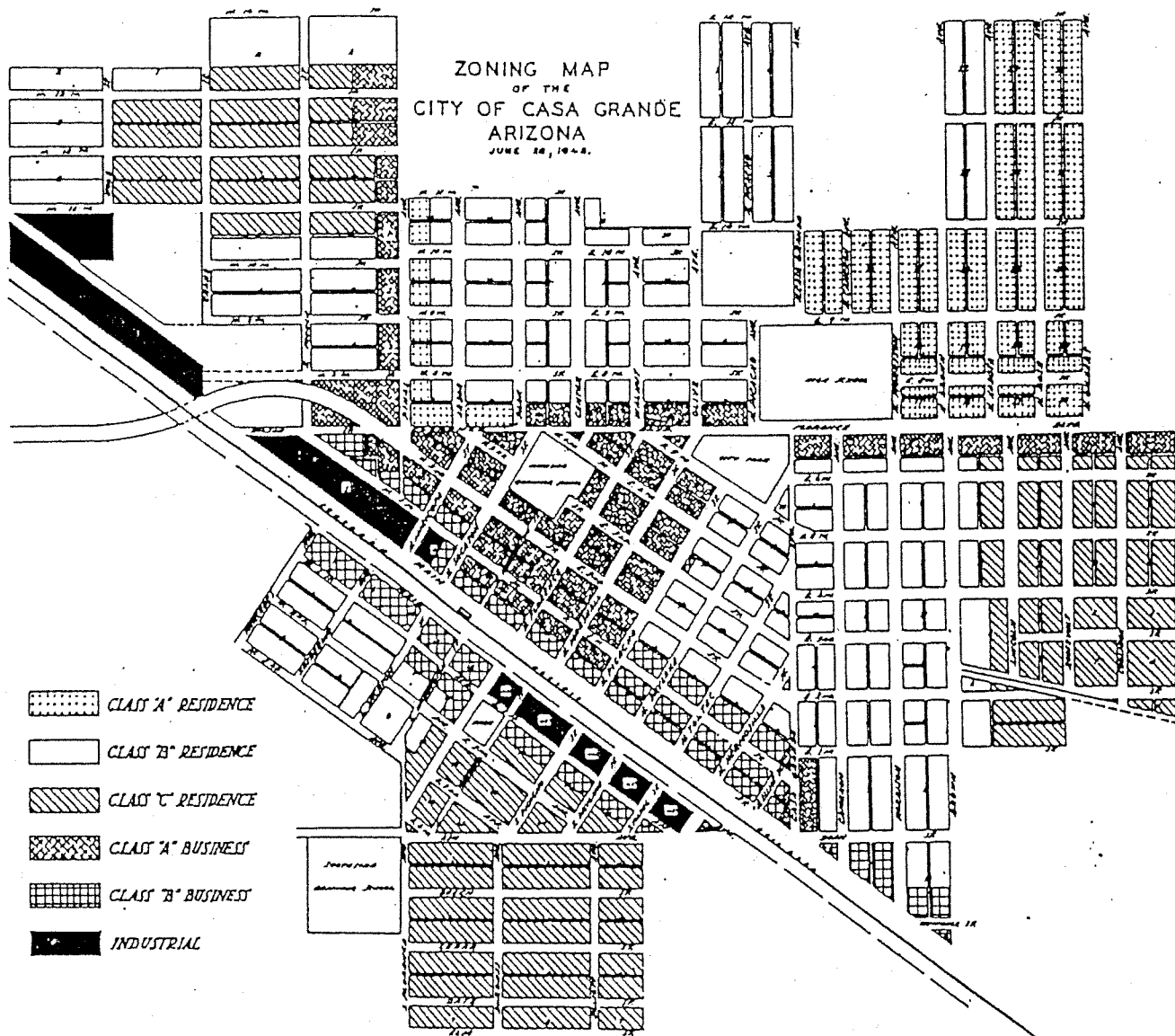
IN WITNESS WHEREOF, the Pinal County Title and Trust Company, Trustee, the day and year just above written, has caused its name to be signed and its corporate seal to be affixed by its President thereunto duly authorized.

No other subdivision in Casa Grande had ever been so restrictive. The deed restrictions had the effect of zoning the subdivision. Commercial properties could only be placed within 2 blocks of Florence Boulevard. Homes were required to be more expensive the closer they were to Florence Boulevard. Poultry

or livestock could only be allowed on the northern and eastern edges of the subdivision, furthest away from town and adjacent to open agricultural land. The rural character of the subdivision was to be reinforced with Citrus trees.

The platted pattern of lots, streets and alleys follows the precedent of earlier subdivisions in Casa Grande, and indeed, was typical of subdivision practices across Arizona. Streets are arranged in a rectilinear grid oriented to the cardinal points, and numbered or named as per the convention established in the original townsite. Blocks are typically ten lots, or 600 feet long, with alley access to the rear of all lots. Primary access to lots within the addition was via named North-South streets which intersect with Florence Boulevard. This East-west lot orientation was less common in Casa Grande than a north-south orientation, but had been done before, for example, in the Myers Additions immediately to the south of Evergreen. Most residential lots were 60 feet by 140 feet with the short side facing the street. This lot size is a little wider than the typical 50-foot wide "city" lot, probably reflecting the "rural" intentions of the developer. Still, this pattern contrasts with the ranch house neighborhoods platted during the 1950s, which endeavored to maximize the street frontage of each lot.

The Great Depression hit not long after the subdivision opened, and it developed slowly. Economic activity did not really return to Arizona until the 1930s, when more lots began to be developed. World War II intervened, setting back lot sales once again, but Evergreen was perfectly situated to absorb the post-war housing boom. Zoning maps established by the City of Casa Grande in 1948 reveal that the originally planned zoning of the parcels never really took root. The City zoned the southern 3 blocks and the eastern edge as "Class 'A' Residence". The remaining two interior blocks then open were zoned for "Class 'B' Residence". The rest of the interior of the subdivision was undeveloped, and later made a part of the High School as athletic fields.



The subdivision continued to fill through the 1950s, and was mostly developed by the 1960s. As popular styles had turned to Ranch style homes, which tend to present their long side to the street, the 60 or 70-foot street frontages available on a typical Evergreen lot were apparently found to be too narrow. As a result, the neighborhood today is full of homes occupying multiple lots, or adjacent homes sharing a split lot. Thus was a subdivision planned around typical Period Revival homes adapted to the needs of the Casa Grande housing boom of the 1950s and the change in architectural styles that accompanied it.

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# APPENDIX A

Recorded Casa Grande Subdivisions to 1969  
Pinal County Recorder  
Listed by Book / Page<sup>1</sup>

Subdivision Name	Date	Pinal County Map Book / Page
Casa Grande Original Townsite	1890	1 / 10
Casa Grande Original Townsite	1892	1 / 11
Casa Grande Original Townsite	1892	1 / 12
First Addition to Casa Grande Original Townsite	1913	1 / 13
Katherine J. Drew 1 <sup>st</sup> Addition	1920	1 / 14
E. P. Drew Addition	1924	1 / 15
Katherine Drew's Second Addition	1924	1 / 16
Bennett's Addition	1919	1 / 17
Bennett's Acre City	1919	1 / 18
Bennett's Second Addition	1920	1 / 19
Bennett's Acre City Addition	1924	1 / 20
Casa Grande New Townsite	1914	1 / 21
Myers Addition to Casa Grande	1914	1 / 22
Myers Second Addition	1920	1 / 26
Witting Square	1915	1 / 28
Herron Subdivision	1920	1 / 30
Glenwood	1920	1 / 31
McMurray Subdivision	1919	1 / 33
Burgess Addition	1920	1 / 34
Alta Vista Addition	1920	1 / 35
Elliott Addition	1920	1 / 36
Armenta Addition	1921	1 / 39
C.S. Houck Subdivision	1920	1 / 40
Evergreen Addition	1928	2 / 36
K.J. Drew 2 <sup>nd</sup> Addition, Amended	1926	3 / 05
Moellers - Sellers Unit No. 1	1926	3 / 04
Casa Grande Farms 1 <sup>st</sup> Unit	1927	3 / 21
Casa Grande Farms Unit No. 2	1927	3 / 25
Myers Homesites, 1 <sup>st</sup> Unit	1929	4 / 04
Martin Subdivision	1930	4 / 06
Maxheimer Subdivision	1930	4 / 07
Morgan's Addition	1929	4 / 10
Casa Grande High School	1938	4 / 34
Myers Homesites, 2 <sup>nd</sup> Unit	1941	4 / 36
Peart Park	1944	4 / 39
Lillian W. Peart Subdivision	1944	4 / 40
Casa Grande Lincoln Hospital Addition	1946	5 / 12
Myers Homesites, 3 <sup>rd</sup> Unit	1947	5 / 25
Eastland Park	1947	6 / 08
Montgomery Subdivision	1950	6 / 11
Myers Homesites, 2 <sup>nd</sup> Unit Amended	1948	6 / 12
Ward Park	1950	6 / 22
Poole's Subdivision	1951	6 / 36
Kimberlea Subdivision	1952	6 / 42
Poole's Second Addition	1953	6 / 47

1 Not all subdivisions were filed with the County Recorder in chronological order. Sometimes, the filing date was later than the date of the subdivision map.

Evergreen 2 <sup>nd</sup> Addition	1953	6 / 48
Adam's Subdivision	1953	6 / 56
Kimberlea Addition, Amended	1953	6 / 63
Northside	1954	7 / 04
East School Addition	1953	7 / 11
Thode Addition	1954	7 / 23
Beggs Estates	1955	7 / 26
Thode 2 <sup>nd</sup> Addition	1955	7 / 28
Gilbert Acres	1955	7 / 34
Sunset Subdivision	1957	8 / 19
Riven Rock Estates	1957	8 / 21
Dosty's Subdivision	1958	8 / 41
Pueblo Grande	1958	8 / 46
Pueblo Grande Unit 2	1958	8 / 50
McNatt Manor	1958	8 / 53
Ho Ho Kam Estates	1959	9 / 16
Ho Ho Kam Estates, Amended	1959	9 / 31
Gabrilla Estates	1960	9 / 42
McNatt Manor Addition, No. 1	1960	9 / 57
Saguaro Unit One	1961	10 / 36
Saguaro Heights	1962	10 / 43
Ho Ho Kam Estates Unit No. 2	1963	11 / 23
Century Homes	1964	12 / 40
Casa Bonita	1969	12 / 50

## APPENDIX B

Homestead Entries  
In the Vicinity of Casa Grande  
Listed by Patent Date

Date	Patent Number	Name	Size (in acres)
November 9, 1891	354	Charles Wilson	160
December 1, 1891	340	William B. Reid	640
August 8, 1892	961	Casa Grande Original Townsite	160
December 20, 1892	408	Augusta Hildebrant	40
December 20, 1892	409	Joseph H. Kibbey	120
February 17, 1893	PHX 086548	SPRR Station Grounds	16.53
February 21, 1893	393	Frank G. Logan	480
May 11, 1893	580	Arthur H. Elliott	80
September 8, 1893	414	Joseph L. Hancock	544.39
June 10, 1898	853	Byron B. DeNuve	160
October 13, 1898	885 [sic. 886]	Charles F. Bennett	160
October 16, 1903	1237	Edward F. McMurray	160
March 1, 1904	1294	John McCoy	160
October 10, 1910	157039	Sarah H. MacMurray	160
March 20, 1911	184602	Romane [sic] F. Phillips	154.04
April 11, 1918	624477	Romaine F. Phillips	77.05



# APPENDIX C

## Areas Annexed to Casa Grande Up to 1980

Ordinance Number	Annexation Date	Area	Annexed Acreage	Cumulative Acreage	Cumulative Square Miles
X	02-03-15	Original Townsite	160	160	0.25
37	10-21-19	Myers 1st Addition			
43	01-13-20	Burgess Addition	50	210	0.33
41	01-13-20	Bennett's 2nd Addition	77	287	0.45
42	01-13-20	1st Addition Amended	9	296	0.46
55	10-19-20	Myers 2nd Addition			
56	11-06-20	Elliot Addition			
69	10-20-21	Armenia Addition	3	299	0.46
22	08-14-24	K.J. Drew 2nd Addition	7	306	0.48
79	11-21-27	Bennett's Acre City			
86	03-18-29	N. 1/2 of Wilson Street			
112	05-16-38	H.S. Property	16	322	0.50
X	X-X-40		45	367	0.57
121	07-02-45	Southside Grammar School	10	377	0.59
122	02-04-46	Lincoln Hospital Addition	8	385	0.60
124	03-04-46	Evergreen Addition	108	493	0.77
125	04-15-46	E.P. Drew Addition	25	518	0.81
X	03-15-48		8	526	0.82
X	04-04-49		39	565	0.88
133	01-19-48	Myers 1st, 2nd and 3rd Units			
151	06-05-50	Montgomery Addition	34	599	0.94
155	11-20-50	North School Addition	40	639	1.00
160	04-02-51	Ward Park Addition	18	657	1.03
178	12-15-52	Evergreen Addition	10	667	1.04
203	08-02-54	East School Addition	84	751	1.17
204	01-03-55	Thode 1st & 2nd Additions	5	756	1.18
			4	760	1.19
207	04-04-55	Hoemako & Beggs Additions	10	770	1.20
			6	776	1.21
208	04-18-55	Gilbert Acres	21	797	1.25
211	05-16-55	1st Part of Kimberlea			
222	11-05-56	St. Peters Church	L	798	1.25
226	01-07-57	Alta Vista & Eastland Park	35	833	1.30
			40	873	1.36
232	06-03-57	Evergreen School	19	892	1.39
233	07-15-57	Riven Rock	10	902	1.41
241	03-03-58	West Side	40	942	1.47
240	03-03-58	Balance of Kimberlea	143	1085	1.70
247	10-06-58	McNatt Manor	10	1095	1.71
250	11-17-58	Pueblo Grande	6	1101	1.72
255	03-02-59	Ho Ho Kam Addition			
274	04-04-60	Gabrilla Estates	14	1115	1.74
X	10-03-60		6	1121	1.75
290	07-03-61	McNatt Manor Addition No. 1			
299	12-17-62	M.E. Church	43	1164	1.82
X	06-21-65		17	1181	1.85
312	11-09-63	E. of Brown - 1st St/Hwy 84, 150' east			

340	03-22-68	Sec 8 & 17, part of 4, 5, 6, 9, 18, 19, 20, 21, 28, 29, 30 & 24 T6S.R6E	3368	4549	7.11
377	02-17-71		9	4558	7.12
449	10-16-72		835	5393	8.43
459	04-16-73		44	5437	8.50
486	09-04-73	Part of Sec. 15, 21,22	200	5637	8.81
498	12-03-73	E 1/2 Sec. 21	280	5917	9.25
502	01-07-74	Part of Sec. 7, T6R6 Sec. 12, T6R5	560	6477	10.12
549	05-05-75	Part of Sec. 24, T6R5	76	6553	10.24
666	03-05-79	N/2 Sec. 5, T6R6	320	6873	10.74
717	07-07-80	W/2,W/2,S/2.SW/4 & S/2. SW/4, Sec 9. T6R6	59	6932	10.83

# APPENDIX D

## Inventory Summary

Site #	Street Address	National Register Listed	Individually Eligible	Potential District Contributor	Reason NOT Eligible
EA - 1	401 E. 10th St.			X	
EA - 2	920 N. Casa Grande Av.			X	
EA - 3	916 N. Casa Grande Av.			X	
EA - 4	912 / 914 N. Casa Grande Av.				Construction Date
EA - 5	908 N. Casa Grande Av.				Integrity Loss
EA - 6	904 N. Casa Grande Av.			X	
EA - 7	400 E. 9th St.				Integrity Loss
EA - 8	929 N. Cameron Av.			X	
EA - 9	925 N. Cameron Av.		X	X	
EA - 10	921 N. Cameron Av.			X	
EA - 11	917 N. Cameron Av.				Integrity Loss
EA - 12	913 N. Cameron Av.				Integrity Loss
EA - 13	905 N. Cameron Av.			X	
EA - 14	414 E. 9th St.		X	X	
EA - 15	928 N. Cameron Av.			X	
EA - 16	924 N. Cameron Av.				Integrity Loss
EA - 17	916 N. Cameron Av.			X	
EA - 18	914 N. Cameron Av.			X	
EA - 19	908 N. Cameron Av.				Integrity Loss
EA - 20	904 N. Cameron Av.			X	
EA - 21	900 N. Cameron Av.			X	
EA - 22	929 N. Morrison Av.				Integrity Loss
EA - 23	925 N. Morrison Av.			X	
EA - 24	917 N. Morrison Av.			X	
EA - 25	913 N. Morrison Av.			X	
EA - 26	907 N. Morrison Av.			X	
EA - 27	905 N. Morrison Av.			X	
EA - 28	901 N. Morrison Av.	X	X		
EA - 29	601 E. 10th St.			X	
EA - 30	920 N. Morrison Av.				Integrity loss.
EA - 31	914 N. Morrison Av.			X	
EA - 32	908 N. Morrison Av.			X	
EA - 33	900 N. Morrison Av.				Age
EA - 34	814 N. Morrison Av.			X	
EA - 35	810 N. Morrison Av.				Age
EA - 36	806 N. Morrison Av.				Age
EA - 37	602 E. 8th St.				Integrity Loss
EA - 38	606 E. 8th St.			X	
EA - 39	608 E. 8th St.				Integrity Loss
EA - 40	618 E. 8th St.			X	

Site #	Street Address	National Register Listed	Individually Eligible	Potential District Contributor	Reason NOT Eligible
EA - 41	601 E. 8th St.			X	
EA - 42	615 E. 8th St.			X	
EA - 43	600/610 E. Florence Blvd.				Integrity Loss
EA - 44	614/618 E. Florence Blvd.				Age
EA - 45	929 N. Brown Av.				Age
EA - 46	925 N. Brown Av.			X	
EA - 47	917 N. Brown Av.			X	
EA - 48	915 N. Brown Av.				Age
EA - 49	913 N. Brown Av.		X	X	
EA - 50	905 N. Brown Av.		X	X	
EA - 51	815 N. Brown Av.			X	
EA - 52	807 N. Brown Av.			X	
EA - 53	1136 N. Brown Av.				Integrity Loss
EA - 54	1132 N. Brown Av.			X	
EA - 55	1128 N. Brown Av.				Integrity Loss
EA - 56	1126 N. Brown Av.				Integrity Loss
EA - 57	1118 N. Brown Av.			X	
EA - 58	1112 N. Brown Av.			X	
EA - 59	1108 N. Brown Av.				Age
EA - 60	1104 N. Brown Av.			X	
EA - 61	1100 N. Brown Av.			X	
EA - 62	1036 N. Brown Av.			X	
EA - 63	1028 N. Brown Av.			X	
EA - 64	1022 N. Brown Av.			X	
EA - 65	1016 N. Brown Av.			X	
EA - 66	1012 N. Brown Av.			X	
EA - 67	1008 N. Brown Av.				Integrity Loss
EA - 68	700 E. 10th St.			X	
EA - 69	928 N. Brown Av.				Integrity Loss
EA - 70	920 N. Brown Av.			X	
EA - 71	916 N. Brown Av.				Integrity Loss
EA - 72	908 N. Brown Av.			X	
EA - 73	900 N. Brown Av.			X	
EA - 74	703 E. 9th St.				Integrity Loss
EA - 75	709 E. 9th St.			X	
EA - 76	806 N. Brown Av.			X	
EA - 77	800 N. Brown Av.			X	
EA - 78	701 E. 8th St.			X	
EA - 79	715 E. 8th St.			X	
EA - 80	716 E. 8th St.		X	X	
EA - 81	700/714 E. Florence Blvd.				Age
EA - 82	1137 N Kadota Av.			X	
EA - 83	1133 N. Kadota Av.			X	

Site #	Street Address	National Register Listed	Individually Eligible	Potential District Contributor	Reason NOT Eligible
EA - 84	1129 N. Kadota Av.			X	
EA - 85	1125 N. Kadota Av.			X	
EA - 86	1121 N. Kadota Av.			X	
EA - 87	1117 N. Kadota Av.				Integrity Loss
EA - 88	1113 N. Kadota Av.				Integrity Loss
EA - 89	1109 N. Kadota Av.			X	
EA - 90	1105 N. Kadota Av.			X	
EA - 91	1101 N. Kadota Av.			X	
EA - 92	1035 N. Kadota Av.			X	
EA - 93	1025 N. Kadota Av.			X	
EA - 94	1017 N. Kadota Av.			X	
EA - 95	1015 N. Kadota Av.			X	
EA - 96	1009 N. Kadota Av.			X	
EA - 97	714 E. 10th St.			X	
EA - 98	715 E. 10th St.			X	
EA - 99	923 N. Kadota Av.			X	
EA - 100	917 N. Kadota Av.			X	
EA - 101	913 N. Kadota Av.			X	
EA - 102	909 N. Kadota Av.			X	
EA - 103	905 N. Kadota Av.			X	
EA - 104	901 N. Kadota Av.			X	
EA - 105	817 N. Kadota Av.				Integrity Loss
EA - 106	811 N. Kadota Av.			X	
EA - 107	807 N. Kadota Av.				Age
EA - 108	1136 N. Kadota Av.			X	
EA - 109	1128 N. Kadota Av.			X	
EA - 110	1124 N. Kadota Av.			X	
EA - 111	1120 N. Kadota Av.			X	
EA - 112	1118 N. Kadota Av.			X	
EA - 113	1112 N. Kadota Av.				Age
EA - 114	1108 N. Kadota Av.				Age
EA - 115	1104 N. Kadota Av.				Age
EA - 116	1100 N. Kadota Av.			X	
EA - 117	1032 N. Kadota Av.			X	
EA - 118	1026 N. Kadota Av.			X	
EA - 119	1024 N. Kadota Av.				Integrity Loss
EA - 120	1020 N. Kadota Av.			X	
EA - 121	1014 N. Kadota Av.			X	
EA - 122	1000 N. Kadota Av.				Integrity Loss
EA - 123	928 N. Kadota Av.		X	X	
EA - 124	924 N. Kadota Av.			X	
EA - 125	916 N. Kadota Av.			X	
EA - 126	912 N. Kadota Av.				Age

Site #	Street Address	National Register Listed	Individually Eligible	Potential District Contributor	Reason NOT Eligible
EA - 127	908 N. Kadota Av.				Age
EA - 128	904 N. Kadota Av.		X	X	
EA - 129	800 E. 9th St.			X	
EA - 130	801 E. 9th St.			X	
EA - 131	810 N. Kadota Av.				Age
EA - 132	806 N. Kadota Av.			X	
EA - 133	800 N. Kadota Av.			X	
EA - 134	812 E. 8th St.				Integrity Loss
EA - 135	816 E. 8th St.				Age
EA - 136	801 E. 8th St.			X	
EA - 137	900 E. Florence Blvd.				Age
EA - 138	800/804 E. Florence Blvd.				Integrity Loss
EA - 139	810 E. Florence Blvd.				Age
EA - 140	1137 N. Lehmberg Av.			X	
EA - 141	1129 N. Lehmberg Av.			X	
EA - 142	1125 N. Lehmberg Av.			X	
EA - 143	1119 N. Lehmberg Av.			X	
EA - 144	1105 N. Lehmberg Av.	X	X	X	
EA - 145	816 E. 11th St.			X	
EA - 146	1035 N. Lehmberg Av.			X	
EA - 147	1029 N. Lehmberg Av.			X	
EA - 148	1025 N. Lehmberg Av.			X	
EA - 149	1017 N. Lehmberg Av.			X	
EA - 150	1015 N. Lehmberg Av.			X	
EA - 151	1009 N. Lehmberg Av.			X	
EA - 152	1005 N. Lehmberg Av.				Age
EA - 153	1001 N. Lehmberg Av.		X	X	
EA - 154	929 N. Lehmberg Av.	X	X	X	
EA - 155	919 N. Lehmberg Av.			X	
EA - 156	909 N. Lehmberg Av.		X	X	
EA - 157	905 N. Lehmberg Av.	X	X	X	
EA - 158	812 E. 9th St.				Age
EA - 159	817 N. Lehmberg Av.		X	X	
EA - 160	811 N. Lehmberg Av.		X	X	
EA - 161	809 N. Lehmberg Av.			X	
EA - 162	1132 N. Lehmberg Av.			X	
EA - 163	1128 N. Lehmberg Av.				Integrity Loss
EA - 164	1124 N. Lehmberg Av.			X	
EA - 165	1112 N. Lehmberg Av.			X	
EA - 166	1100 N. Lehmberg Av.			X	
EA - 167	1038 N. Lehmberg Av.				Integrity Loss
EA - 168	1032 N. Lehmberg Av.			X	
EA - 169	1028 N. Lehmberg Av.				Integrity Loss

Site #	Street Address	National Register Listed	Individually Eligible	Potential District Contributor	Reason NOT Eligible
EA - 170	1018 N. Lehmberg Av.			X	
EA - 171	1010 N. Lehmberg Av.				Integrity Loss
EA - 172	1004 N. Lehmberg Av.			X	
EA - 173	1000 N. Lehmberg Av.				Integrity Loss
EA - 174	930 N. Lehmberg Av.				Integrity loss
EA - 175	922 N. Lehmberg Av.			X	
EA - 176	918 N. Lehmberg Av.			X	
EA - 177	908 N. Lehmberg Av.		X	X	
EA - 178	900 N. Lehmberg Av.			X	
EA - 179	814 N. Lehmberg Av.		X	X	
EA - 180	904 E. 8th St.	X	X	X	
EA - 182	915 E. McMurray Blvd.				Age
EA - 183	1125 N. Gilbert Av.			X	
EA - 184	1121 N. Gilbert Av.			X	
EA - 185	1115 N. Gilbert Av.			X	
EA - 186	1105 N. Gilbert Av.			X	
EA - 187	914 E. 11th St.				Age
EA - 188	1027 N. Gilbert Av.			X	
EA - 189	1021 N. Gilbert Av.			X	
EA - 190	1015 N. Gilbert Av.				Age
EA - 191	1007 N. Gilbert Av.			X	
EA - 192	1001 N. Gilbert Av.			X	
EA - 193	925 N. Gilbert Av.			X	
EA - 194	921 N. Gilbert Av.				Age
EA - 195	919 N. Gilbert Av.			X	
EA - 196	913 N. Gilbert Av.			X	
EA - 197	905 N. Gilbert Av.			X	
EA - 198	901 N. Gilbert Av.				Age
EA - 199	813 N. Gilbert Av.			X	
EA - 200	811 N. Gilbert Av.				Age
EA - 201	809 N. Gilbert Av.			X	
EA - 202	801 N. Gilbert Av.			X	
EA - 203	911 E. 8th St.			X	

# ENDNOTES

- <sup>1</sup> Alan Dart, Prehistoric Irrigation in Arizona: A Context for Canals and Related Cultural Resources (Tucson: Center for Desert Archaeology, 1989), p. 3.
- <sup>2</sup> Emil Haury, The Hohokam: Desert Farmers and Craftsmen: Excavations at Snaketown, 1964-1965 (Tucson: University of Arizona Press, 1976), p. 5, and Linda M. Nicholas, "Irrigation and Sociopolitical Development in the Salt River Valley, Arizona: An Examination of Three Prehistoric Canal Systems" (master's thesis, Arizona State University, 1981).
- <sup>3</sup> Harry J. Karns, Luz de Tierra Incognita: Unknown Arizona and Sonora 1693-1721 (Tucson: Arizona Silhouettes, 1954) p. 287; Frank Midvale, "Prehistoric Irrigation in the Salt River Valley," Kiva, 34:1 (October, 1968): 28; O. A. Turney, "Prehistoric Irrigation," Arizona Historical Review, 2:1 (April, 1929): 40; Gay M. Kinkade and Gordon Fritz, The Tucson Sewage Project: Studies of Two Archaeological Sites in the Tucson Basin, (Arizona State Museum Archaeological Series 64, 1975); and Suzanne K. Fish, Paul R. Fish, and John H. Madsen, "A Preliminary Analysis of Hohokam Settlement and Agriculture in the Northern Tucson Basin," in Proceedings of the 1983 Hohokam Symposium, Part 1, ed. Alfred E. Dittart, Jr. and Donald E. Dove (Phoenix: Arizona Archaeological Society, 1985).
- <sup>4</sup> T. Lindsay Baker and Steven R. Rae, Water for the Southwest: Historical Survey and Guide to Historic Sites (New York: American Society of Civil Engineers Historical Publications, 1973), p. 7.
- <sup>5</sup> David R. Wilcox, "Warfare Implications of Dry-Laid Masonry Walls on Tumamoc Hill," Kiva 45:1-2 (Fall-Winter, 1979): 33; Paul Grebinger and David P. Adam, "Hard Times? Classic Period Hohokam Cultural Development in the Tucson Basin," World Archaeology 6 (1974): 226-241.
- <sup>6</sup> A good general overview of railroading in Arizona is found in Janus Associates, Transcontinental Railroading in Arizona, 1878-1940 (Phoenix: State Historic Preservation Office, 1989).
- <sup>7</sup> A concise description of the Gadsden Purchase is found in Hubert Howe Bancroft, History of Arizona and New Mexico (Albuquerque: Horn & Wallace, 1962), pp. 491-493.
- <sup>8</sup> A nice summary of the history of the Southern Pacific is found in Bill Yenne, Southern Pacific (New York: Bonanza, 1985).
- <sup>9</sup> The bribery story is found in Jay J. Wagoner, Arizona Territory, 1863-1912: A Political History (Tucson: University of Arizona Press, 1970), pp. 256-257.
- <sup>10</sup> Janus Associates, Railroading in Arizona, pp. 7-8.
- <sup>11</sup> Ibid., p. 8.
- <sup>12</sup> An excellent recent examination of Casa Grande history is Mark E. Pry and Kris Darnall, Historic Resource Survey of Casa Grande, Arizona (Phoenix: State Historic Preservation Office, 1998). For early history, see pp. 15-16.
- <sup>13</sup> Ibid., p. 15.
- <sup>14</sup> Pinal County Superior Court townsite files, microfilm file #88.12A.1, Arizona State Library, Archives, and Public Records agency (ASLAPR), Phoenix. For the Casa Grande Townsite Patent, see land entry Certificate #961, on file with the Bureau of Land Management, Phoenix.
- <sup>15</sup> Serial land entry case file PHX 086548, on file with the Bureau of Land Management, Phoenix.
- <sup>16</sup> Pry and Darnall, Historic Resource Survey, p. 15. For a list of platted subdivision in Casa Grande, see Appendix A.
- <sup>17</sup> See Appendix B for a list of homestead entries in the Casa Grande area, based on records at the Bureau of Land Management, Phoenix.
- <sup>18</sup> Pry and Darnall, Historic Resource Survey, p. 16.
- <sup>19</sup> Charles S. Slichter, "The California or 'Stovepipe' Method of Well Construction for Water Supply," Engineering News L, No. 20 (November 12, 1903): 429; and Harold C. Schwalen, "The Stovepipe or California

Method of Well Drilling as Practiced in Arizona," Arizona Agricultural Experiment Station Bulletin No. 112 (Tucson: University of Arizona, 1925), p. 1.

<sup>20</sup> George E. P. Smith, "Pump Irrigation In the Santa Cruz Valley," Arizona 11: 7 (December, 1920): 9; and W. Eugene Hollon, The Southwest: Old and New (New York: Prentice Hall, 1961), p. 338.

<sup>21</sup> Smith, "In the Santa Cruz Valley," p. 9; and W. V. Woelke, "The Pump in a Thirsty Land," Sunset 35 (October, 1915): 718.

<sup>22</sup> Smith, "In the Santa Cruz Valley," p. 9; Woelke, "Pump in a Thirsty Land," pp. 715-716; John Hall, Jr., "Back Country for Tucson," Arizona 3: 1 (November, 1912): 16; and Sidney R. De Long, The History of Arizona, From the Earliest Times Known to the People of Europe to 1903 (San Francisco: Whitaker and Ray, 1905), p. 142. For the quotation, see Pry and Darnall, Historic Resource Survey, p. 17.

<sup>23</sup> Pry and Darnall, Historic Resource Survey, p. 17.

<sup>24</sup> Pry and Darnall, Historic Resource Survey, pp. 17-18.

<sup>25</sup> Appendix A shows subdivisions platted in Casa Grande; Appendix C shows areas annexed to the town (City of Casa Grande in 1915). For a discussion of the growth of Casa Grande in the teens and early twenties, see Pry and Darnall, Historic Resource Survey, pp. 18-20.

<sup>26</sup> Pry and Darnall, Historic Resource Survey, p. 21.

<sup>27</sup> Appendix A and C.

<sup>28</sup> Pry and Darnall, Historic Resource Survey, pp. 20-21.

<sup>29</sup> *Ibid.*, pp. 21-22.

<sup>30</sup> *Ibid.*, p. 23.

<sup>31</sup> *Ibid.*, p. 24; Appendix A and C.

<sup>32</sup> Most of the biographical information on the early years of the Gilbert family is taken from Frank Gilbert's obituary, published in the Casa Grande Dispatch, June 12, 1930. Some additional information provided by the Mercer County Historical Society, Celina, Ohio.

<sup>33</sup> 1910 Census of the United States, Maricopa County, Arizona, Enumeration District 72, page 28, lines 54-64; and 1920 Census of the United States, Maricopa County, Arizona, Enumeration District 38, page 12B, Lines 78-86, on file ASLAPR. For the Hellwarth homestead, see the Arizona Republic, February 13, 1912.

<sup>34</sup> Frank Gilbert obituary, Casa Grande Dispatch, June 12, 1930.

<sup>35</sup> For the Ever Green Gardens and its produce, see Casa Grande Dispatch, August 9, 1924; September 20, 1924; November 8, 1924, and November 15, 1924. For fig cultivation in the Casa Grande Valley, the definitive history is Mickey Carlton, "Optimists in a Desert Paradise," Casa Grande Valley Historical Society Bicentennial Monograph No. 3, 1977. See also Jim Garner, "Great Fig Caper a Near Miss in 1930s," Pinal Ways (Summer, 1986), pp. 1-2; and Melissa Keane, "Cotton and Figs: The Great Depression in the Casa Grande Valley," Journal of Arizona History 32: 3 (Autumn, 1991): 267-90.

<sup>36</sup> Garner, "Great Fig Caper," p. 2

<sup>37</sup> Carlton, "Optimists," pp. 17-18; for the Gilbert letter, see Place File, Casa Grande, Agricultural, Fig Farm, Carleton Collection, Casa Grande Valley Historical Society and Museum (CGVHSM), Casa Grande; for clearing Moeller-Sellers land, Casa Grande Dispatch, September 25, 1926.

<sup>38</sup> Carlton, "Optimists," pp. 28-29.

<sup>39</sup> Casa Grande Dispatch, April 6, 1928.

<sup>40</sup> Map of Evergreen Addition to Casa Grande, Book 2 of Maps, page 36, Pinal County Recorder, filed September 8, 1928; Casa Grande Dispatch, September 21, 1928. Details of the financial arrangements with Pinal County Title and Trust are found in a suit to quit title to the Reid homestead portion of the property. See Pinal County Title and Trust Company v. William B. Reid, et. al., Pinal County Superior Court Civil Case No. 4888, filed July 19, 1930.

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- <sup>41</sup> Map of Evergreen Addition. The two un-numbered Bradley blocks, if numbered, would have been Block 3 and Block 4.
- <sup>42</sup> Casa Grande Dispatch, September 21, 1928; October 4, 1928; December 7, 1928; December 21, 1928, and January 18, 1929.
- <sup>43</sup> Casa Grande Dispatch, January 25, 1929; March 22, 1929; May 10, 1929, June 13, 1929, and December 5, 1929.
- <sup>44</sup> For the office, see Casa Grande Dispatch, November 14, 1929. For the number of homes constructed, see Pry and Darnall, Historic Resource Survey, p. 25.
- <sup>45</sup> Frank Gilbert obituary, Casa Grande Dispatch, June 12, 1930.
- <sup>46</sup> For the Bradley re-acquisition of the unsold lots, see Book 52 of Deeds, page 99, Pinal County Recorder's Office. The uncertain status of the subdivision is described by a petition filed In The Matter of the Application of C.D. Bradley and Ida May Bradley for Appointment of Trustee, Pinal County Superior Court Case no. 6390, filed October 20, 1939.
- <sup>47</sup> Jay Edward Niebur, "The Social and Economic Effects of the Great Depression on Phoenix, Arizona, 1929-1934," Master's thesis, Arizona State University, Tempe, 1967.
- <sup>48</sup> For the sale of the Gilbert house, see Casa Grande Dispatch, March 22, 1929.
- <sup>49</sup> For subdivisions and annexations, see Appendix A and C.
- <sup>50</sup> The best examination of public works programs in Arizona is William S. Collins, The New Deal in Arizona (Phoenix: Arizona State Parks Board, 1999).
- <sup>51</sup> For the resolution of the Board of Supervisors, see Book 21 of Miscellaneous Records, page 352, Pinal County Recorder's Office. The vacated blocks in question were 7, 8, 11, 12, 13, and 14.
- <sup>52</sup> Collins, New Deal in Arizona, p. 281 and 295; Pry and Darnall, Historic Resource Survey, p. 25.
- <sup>53</sup> Collins, New Deal in Arizona, p. 357.
- <sup>54</sup> See Appendix A for subdivision plats.
- <sup>55</sup> See Appendix A and C for subdivisions and annexations.
- <sup>56</sup> Only one early book of building permits has survived at the Casa Grande City Hall. It contains records of approximately 50 building permits issued in the second half of 1947.
- <sup>57</sup> Casa Grande Dispatch, March 8, 1946.
- <sup>58</sup> Pry and Darnall, Historic Resource Survey, p. 39; Book 6 of Maps, page 48, Pinal County Recorder's Office.
- <sup>59</sup> Thode biographical file, CGVHSM; Book 7 of Maps, page 23, Pinal County Recorder's Office.
- <sup>60</sup> Book 7 of Maps. Page 26, Pinal County Recorder's Office, Arizona Republic, February 16, 1963.
- <sup>61</sup> Book 7 of Maps, page 28; Book 8 of Maps, page 21, Pinal County Recorder's Office.
- <sup>62</sup> Place file, Casa Grande Schools, Elementary, Evergreen, CGVHSM.



